Davidson County DEEDWARR
Recvd: 08/02/07 08:17 2 pgs
Fees:13.00 Taxes:1165.13
20070802-0091695

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $314,900.00

Affiant

Subscribed and sworn to before me, this 26th day of July, 2007.

Notary Public

Expiration of commission. 7-24-10

JOHN CLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

(Notary Stamp)

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
7105 Crossroads Blvd. Suite 105
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Cynthia F. Kutka **Gediminas Kutka**	SAME	**Map\Parcel: 147-10-0-10**
4905 Darlington Court		
Nashville, Tennessee 37211		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED,

Sean R. Godier, and spouse, and Mary Margaret Godier

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Gediminas Kutka and wife, Cynthia F. Kutka

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 167 on the Plan of Caldwell Country Estates, Section II, as of record in Book 2663, Page 128, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Sean R. Godier and spouse, Mary Margaret Godier by Warranty Deed from Steven D. Myers, married, dated January 7, 2005, of record in Instrument No. 20050107-0002903, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 2663, Page 128, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This is property known as 4905 Darlington Court, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, its successors and assigns in fee simple forever.

Grantor covenants that Grantor is lawfully seized and possessed of said real estate, has full power and authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and Grantor will forever warrant and defend the same against the lawful claims of all persons whomsoever.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 26th day of July, 2007.

Sean R. Godier

Mary Margaret Godier

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Sean R. Godier, and Mary Margaret Godier , the within named sellers, with whom I am personally acquainted (or proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of July, 2007.

Notary Public

A. SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES:

My Commission Expires:_____

File #: **07572-SH**
RECORD & RETURN TO:

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212