Return to:
Elite Title Company
109 West Park Drive
Suite 350
Brentwood, TN 37027

60704025

PEGGY S. HILL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires July 25, 2009

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00

Affiant

Subscribed and sworn to before me this 1st DAY OF August, 2007.

Notary Public

MY COMMISSION EXPIRES: 07-25-09
(AFFIX SEAL)

WARRANTY DEED

R-CB-07-1024

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Huong Thi Nguyen	Elite Home Loans, Inc.	
1024 Blairfield Drive (ADDRESS)	109 Westpark Drive, Ste. 260 (NAME) (ADDRESS)	174-11-A-6-CO
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we TODD H. REPASS AND MARY E. REPASS, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto HUONG THI NGUYEN, Unmarried, hereinafter called the Grantee(s), their heirs and assigns, that 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. 6, PHASE 1, CANE RIDGE FARMS, AS SHOWN ON PLAT OF RECORD IN INSTRUMENT NO. 20000825-0083988, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO TODD H. REPASS AND MARY E. REPASS, HUSBAND AND WIFE BY WARRANTY DEED FROM NVR, INC., A VIRGINIA CORPORATION T/A FOX RIDGE HOMES, RECORDED ON THE 10TH DAY OF SEPTEMBER, 2003 IN INSTRUMENT NO. 20030910-0132240, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE IN THE PLAT OF RECORD IN INSTRUMENT NO. 20000825-0083988; COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN INSTRUMENT NO. 20000905-0087103, AMENDED IN INSTRUMENT NOS. 20001204-0119093 AND 20010815-0088370; BY-LAWS OF RECORD IN INSTRUMENT NO. 20000905-0087103; CHARTER OF CANE RIDGE FARMS HOA OF RECORD IN INSTRUMENT NO. 20010815-0088360; EASEMENT FOR PHONE OF RECORD IN INSTRUMENT NO. 20020123-0009340; EASEMENT FOR TRANSMISSION LINES OF RECORD IN BOOK 4428, PAGE 565; EASEMENT FOR UTILITIES OF RECORD IN BOOK 5078, PAGE 476; QUITCLAIM DEED TO HOA FOR COMMON AREAS OF RECORD IN INSTRUMENT NO. 20010815-0088361, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 1024 Blairfield Drive, Antioch, Tennessee 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. 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.

Davidson County DEEDWARR
Recvd: 08/06/07 10:06 2 pgs
Fees:13.00 Taxes:758.50

20070806-0093157

Witness my/our hand(s) this 1st day of August, 2007.

Todd H. Repass

Mary E. Repass

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Todd H. Repass and Mary E. Repass, the within named bargainor, with whom I am personally acquainted (or proved to me 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 and official seal, this the 1st day of August, 2007.

Notary Public

My Commission Expires: 12/31/07

(SEAL)

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903

PENNY TRABER
Notary Public
Commonwealth of Virginia
338937
My Commission Expires Dec 31, 2007