WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/09/07 11:25 2 pgs
Fees:13.00 Taxes:332.63

20070809-0095342

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $89,900.00

Affiant

Subscribed and sworn to before me this 31st day of July, 2007

Notary Public

My Commission expires: 3-7-2011

(Affix Seal)

GIB VANDERHYDEN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Linda D. Kricher	Same	064-12-0-064.00
4752 Cascade Drive		
Old Hickory, TN 37138		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Robert Neal Modert, unmarried**, hereinafter called the GRANTOR; does hereby bargain, sell, convey and confirm unto **Linda D. Kricher**, Unmarried their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 274A on the plan of Sherwood Forest, Section 4 Zone Lot Division, of record in Book 4460, page 182, and amended in Book 5200, page 587, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Robert Neal Modert, unmarried, by deed from Timothy A. Hill and John Hill, on April 30, 1997, of record in Book 10441, page 10, and re-recorded in Book 10468, page 452, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Taxes and assessments for the year 2007 in the estimated amount of $659.54 and 2007 in the amount of $0.00 for city and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 064-12-0-064.00.
- Subject to all matters as shown on the Plan of record in Book 5200, page 587, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 4465, page 184; and Book 4482, page 427; and Book 4546, page 202; and Book 4593, page 690; and Book 4704, page 448; and Book 4990, page 72; and Book 5205, page 735; and Book 5206, page 578; and Book 6115, page 34; and Book 6117, page 543; and Book 6150, page 725; and Book 6157, page 697; and Book 6162,page 177; and Book 6162, page 179; and Book 6162,page 181; and Book 6379, page 906, Register's Office for Davidson County, Tennessee.

This is improved property known as: **4752 Cascade Drive, Old Hickory, TN 37138**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this July 31, 2007.

Robert Neal Modert

Robert Neal Modert

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Robert Neal Modert, unmarried** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this July 31, 2007

My commission expires 8/12/10

Notary Public

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY