Davidson County DEEDWARR
Recvd: 08/13/07 11:21 1 pgs
Fees:13.00 Taxes:1176.60

20070813-0096483

# WARRANTY DEED

AT-20070528

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $318,000.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 9th day of August, 2007.

(Affix Seal) Notary Public

My Commission Expires: **6-12-11**

APRIL G. NICHOLS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
**ANCHOR TITLE, LLC**
**124 12TH AVENUE SOUTH, SUITE 600**
**NASHVILLE, TN 37203**

| Address of New Owners: | Send Tax Bills To: | Tax ID#: |
|---|---|---|
| Thomas J. Tsanadis, Jr. | Freedom Mortgage Corporation | 173.09-0A-078.00 CO |
| 7744 Porter House Road | 400 Interstate N Parkway, Suite 580 | |
| Nashville, TN 37211 | Atlanta, GA 30339 | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Kathleen Anne Dekam, unmarried**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Thomas J. Tsanadis, Jr. an unmarried man,** 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:

Exhibit "A"

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit;

Being Lot No. 71, on the Plan of Revision One, Section Two, Lenox Village, of record in Instrument No. 20020731-0091872, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Kathleen Anne DeKam, unmarried by Warranty Deed from James D. Phillips and Margaret K. Phillips, husband and wife dated July 19, 2005 recorded July 22, 2005 in Instrument # 20050722-0085356, Register's Office for Davidson County, Tennessee.

**( ) unimproved**
**This is ( X ) improved property know as** 7744 Porter House Road, Nashville, TN 37211.

**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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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.**

Witness my/our hand(s) this 9th day of August, 2007

Kathleen Anne Dekam

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, April G. Nichols, a Notary Public in and for said County and State, the within named Kathleen Anne Dekam , the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Williamson, Tennessee, this 9th day of August, 2007.

Notary Public

My Commission Expires: 6-12-11

APRIL G. NICHOLS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY