Davidson County DEEDWARR
Recvd: 08/29/07 12:58 2 pgs
Fees:13.00 Taxes:719.65

20070829-0103722

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP45354

WARRANTY DEED

JOYCE JORDAN
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY, TENN.
My Commission Expires SEPT. 23, 2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
~~$190,000.00~~ $194,500 Deanna Wood
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of July, 2007
Joyce Jordan
Notary Public
MY COMMISSION EXPIRES: 9-23-08

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Hansen	Same	161-10-B-61
300 Harwich Court		6DU 82422
Nashville, TN, 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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Edward S. George, Jr. and wife, Caprice Ann George

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

William Hansen and wife, Kristen Hansen
Kristen

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. 252 on the Plan of Villages of Brentwood, Phase 6, Second Division, as of record in Plat Book 6900, page 316, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Edward S. George, Jr., unmarried, and Caprice Ann Carnahan, unmarried, as joint tenants with the right of survivorship, of record in Instrument Number 20011207-0134955, Register's Office for Davidson County, Tennessee. The said Caprice Ann Carnahan having since married Edward S. George, Jr., and is now known as Caprice Ann George.

This conveyance is made subject to such limitations, restrictions and easements as may affect the premises.

Unimproved ( )
This is improved (X) property known as 300 Harwich Court, 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 GRANTEES, their heirs and assigns forever, and we do covenant with the said GRANTEES 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 GRANTEES, 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 12 day of July, 2007

Edward S. George, Jr.

Caprice Ann George by Edward S. George, Jr. AIF

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named Edward S. George, Jr., the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 12 day of July, 2007

Notary Public

My Commission Expires: 5/22/10

ALAN D. MAZER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named EDWARD S. GEORGE, JR., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Attorney-in-Fact for CAPRICE A. GEORGE, formerly known as CAPRICE ANN CUNNINHAM, the bargainor, and that he as such Attorney-in-Fact, executed the within Warranty Deed by signing the name of CAPRICE A. GEORGE, as her free act and deed.

WITNESS my hand and official seal at Nashville, Tennessee, this 12 day of July, 2007.

NOTARY PUBLIC

My Commission Expires: 5/22/10

ALAN D. MAZER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010