Davidson County DEEDWARR
Recvd: 10/05/07 09:59 2 pgs
Fees:13.00 Taxes:566.10

20071005-0118767

WARRANTY DEED	STATE OF Tennessee COUNTY OF Davidson THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $153,000.00 Affiant Subscribed and sworn to before me this 28th DAY OF September, 2007. Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)
P-07-3208	Bill Garrett Davidson County Register of Deeds

Notary Seal Document, but could not be reproduced.

THIS INSTRUMENT WAS PREPARED BY
Prestige Title, LLC
1600 Westgate Circle, Ste. 200
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shannon N. Baltz	SunTrust Mortgage, Inc.	
3208 Blue Water Trace (ADDRESS)	201 Fourth Avenue North 7th Floor (ADDRESS)	150-02-0-324.00
Nashville, Tennessee 37217 (CITY) (STATE) (ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we JASON HOLLARS AND SHANNON N. BALTZ, HUSBAND AND WIFE, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto SHANNON N. BALTZ, , A MARRIED PERSON , hereinafter called the Grantees, 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. 16 on the Plan of Castlegate, Section Five of record in Plat Book 6900, Page 112, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Bradley J. Duke and wife, Donna J. Duke, by Warranty Deed from M. Bruce Holley and wife, Fern K. Holley, of record in Instrument No. 20001122-0115510, Register's Office for Davidson County, Tennessee, dated November 22, 2001.

Further conveyed to Jason Hollars, by Warranty Deed from Bradley J. Duke and wife, Donna J. Duke of record in Instrument No. 20060127-0010422 in the Register's Office for Davidson County, Tennessee, dated January 25, 2006.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 3208 Blue Water Trace, Nashville, Tennessee 37217
(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 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 28th day of September, 2007.

Jason Hollars

Shannon N. Baltz

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 Jason Hollars and Shannon N. Baltz, husband and wife the bargainor(s) with whom I am personally aquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within named instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th day of September, 2007.

Notary Public

My Commission Expires:

(SEAL)

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

RETURN TO:

PRESTIGE TITLE, LLC
1600 Westgate Circle, Ste. 200
BRENTWOOD, TN 37027
615-515-6800