Davidson County DEEDWARR
Recvd: 10/18/07 09:38 2 pgs
Fees:13.00 Taxes:473.60

20071018-0123507

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-07900353

WARRANTY DEED

DAVID PAUL ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES MARCH 21, 2011

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$128,000.00

Jennifer A Hoffman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 15 **day of October, 2007**

Notary Public

MY COMMISSION EXPIRES: _____

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ivan E. Falls **4006 Coleridge Drive** **Antioch, TN 37013**	SUNTRUST MORTGAGE, INC. 901 SEMMES AVE. RICHMOND, VA 23224	**162-02-0-199.00**

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, WE,

The Estate of Helen L. Moulder

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ivan E. Falls and wife, Ana Falls

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. 195 on the Plan of Colewood Acres, Section 3, as of record in Book 4175, page 45, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Herbert S. Moulder, Jr., and wife Helen L. Moulder by Warranty Deed from James M. Lawrence and wife, Betty H. Lawrence, dated 11-4-69 and recorded 11-10-69 in Book 4378, page 366, Register's Office for Davidson County, Tennessee. Herbert S. Moulder died intestate as of October 6, 1980, leaving his wife, Helen L. Moulder, as surviving vested owner. Helen L. Moulder died intestate as of June 4, 2006, and by Order of Intestate Administration filed August 29, 2006, D.C No. 06P-1335, appointing Melanie L. Stoll as Administratrix of the Estate of Helen L. Moulder, in the Probate Division of the Seventh Circuit Court for Davidson County, Tennessee

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Unimproved ( )

This is improved (X) property known as **4006 Coleridge Drive, Antioch, TN 37013**

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 hands this 15th day of October, 2007.

Melanie L. Stoll, Administratrix of The Estate of Helen L. Moulder

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STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, a Notary Public within and for the State and County aforesaid personally appeared Melanie L. Stoll with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath(s) acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Administratrix of the Estate of Helen L. Moulder and that she is authorized to execute this instrument on its behalf.

Witness my hand and official seal at this the 15th day of October, 2007.

Commission Expires: 8/16/08

Notary Public

TONJA COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

MY COMMISSION EXPIRES: 8-16-08