Davidson County DEEDWARR
Recvd: 10/18/07 14:55 3 pgs
Fees:18.00 Taxes:1165.50
20071018-0123820

WARRANTY DEED

THIS INDENTURE, made and entered into this 18th day of October, 2007, by and between **PAMELA LASS and STEVE LASS**, party of the first part, and **Robert A. Migliavacca and Michelle L. Migliavacca, husband and wife,** , party of the second part.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations the receipt of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate situated and being in the City of NASHVILLE, County of DAVIDSON, State of Tennessee, to wit:

BEING Lot No. 14 on the Final Plat of Brentwood Cove, Revision 3, of record in Instrument No. 20010201-0009801, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to the party of the first part by warranty deed of record under instrument number 20020916-0112336 in the Register's Office of DAVIDSON County, Tennessee.

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 said party of the second part, his heirs, successors and assigns in fee simple forever. And the said party of the first part does hereby covenant with the said party of the second part that she is lawfully seized in fee of the aforedescribed real estate; that she has a good right to sell and convey the same; that the same is unencumbered, except for City of NASHVILLE and County of DAVIDSON realty taxes for the year 2007, and subdivision restrictions, building lines and easements of record in Plat Book **, Page _____, in the said Register's Office; and that the title and quiet possession thereto she will warrant and forever defend against the lawful claims of all persons.

**Instrument No. 20010201-0009801

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Pamela Lass
PAMELA LASS

Steve Lass
STEVE LASS

STATE OF Tennessee

COUNTY OF Williamson

BEFORE ME, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **PAMELA LASS**, to me known to be the persons described in, and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed and for the purposes therein contained.

WITNESS my hand and Notarial Seal at Office this 16th day of June, 2007.

Darlana Lohr
Notary Public

DARLANA LOHR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My commission expires: 3/24/2009

STATE OF Tennessee
COUNTY OF Williamson

BEFORE ME, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **STEVE LASS**, to me known to be the persons described in, and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed and for the purposes therein contained.

WITNESS my hand and Notarial Seal at Office this 16th day of June 2007.

Darlana Lohr
Notary Public

My commission expires: 3/24/2009

DARLANA LOHR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $315,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 18th day of October, 2007.

Amy D. Nix
Notary Public

My commission expires: 7-19-08

AMY D. NIX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Address: **5620 CEDAR ROCK DRIVE, NASHVILLE, TN 37211**

Tax Parcel Number: 172100A01400CO

Name and address of property owner, and mail tax bills to:

Robert and Michelle Migliavacca
5620 Cedar Rock Drive
Nashville, TN 37211

This instrument was prepared by, and after recording, return to:

Cumberland Title
216 Centerview Drive, Ste. 139
Brentwood, TN 37027

CERTIFICATE OF AUTHENTICITY

I, Casey M. Fisher, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Casey M. Fisher

State of Tennessee
County of Davidson

Personally appeared before me, Amy D. Nix, a notary public for this county and state, Casey M. Fisher, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

Commission Expires: 7-19-08

AMY D. NIX
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY