Davidson County DEEDWARR
Recvd: 10/26/07 09:56 2 pgs
Fees:13.00 Taxes:525.40

20071026-0126617

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $142,000.00

Affiant

Subscribed and sworn to before me, this 22nd DAY OF October, 2007.

Notary Public

MY COMMISSION EXPIRES: 7-24-10

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. JOHN GLEAVES

R-EM-07-1019

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Damani Maynie	Damani Maynie (NAME)	
1019 Summitt Avenue (ADDRESS)	P.O. Box 121202 (ADDRESS)	
Nashville, TN 37203 (CITY) (STATE) (ZIP)	Nashville TN 37212 (CITY) (STATE) (ZIP)	105-5-372.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we NIWOT PARTNERS, LLC, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DAMANI MAYNIE, UNMARRIED, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 3, A. V. JONES SUBDIVISION OF JONES AND DUDLEY ADDITION, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 57, PAGE 147, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO NIWOT PARTNERS, LLC BY SUBSTITUTE TRUSTEE'S DEED FROM PRIORITY TRUSTEE SERVICES OF TN, L.L.C., AS SUBSTITUTE TRUSTEE, RECORDED ON THE 16TH DAY OF AUGUST, 2007 IN INSTRUMENT NO. 20070816-0098042, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE IN PLAT BOOK 57, PAGE 147, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 1019 Summitt Avenue, Nashville, Tennessee 37203
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 22nd day of October, 2007.

Niwot Partners, LLC

By: _____

Title: President

STATE OF Tennessee
COUNTY OF Davidson

On this the 22nd day of October, 2007, before me personally appeared Fletcher Lance, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the President of Niwot Partners, LLC, the within named bargainor, a limited liability company, and that he/she as such President executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 22nd day of October, 2007.

_____
Notary Public

STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

My Commission Expires: 11/22/08

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903