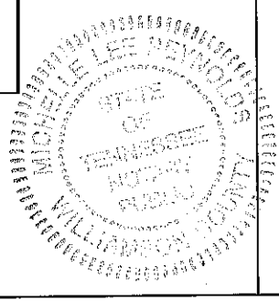
File No. 271100429

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/31/07 09:45 3 pgs
Fees:18.00 Taxes:758.13
20071231-0148749



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $204,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF DECEMBER, 2007

Notary Public

MY COMMISSION EXPIRES: June 20, 2011
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Castleman Title
Sidwell, Barrett, & Welch, PC
216 Centerview Dr., Ste 139
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Faith N. Klein	Freedom Mortgage Corporation	172-15-0A-057.00CO
(NAME) 1113 Holt Hills Place	(NAME) 400 Inerstate N. Pkwy	
(ADDRESS) Nashville, Tennessee 37211	(ADDRESS) Atalnta, GA 30339	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **KRISTEN TOTH AND HUSBAND, MARTIN TOTH**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **FAITH N. KLEIN, AN UNMARRIED PERSON**, HEREINAFTER CALLED THE GRANTEE(S), HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 69 on the Plan of Holt Woods, Section Five, as shown by plat of record in Plat Book 9700, page 10, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Martin R. Toth by deed from Samuel J. Blackmon and wife, Jamie L. Blackmon of record in Instrument No. 20020305-0027138, Register's Office for said County.

Subject to all matters as set forth per Plat Book 9700, Page 10, Register's Office of said County.

By-Laws as shown of record in Deed Book 9570, Page 13, Register's Office for said County.

Restrictive Covenants of record in Deed Book 9570, Page 22, and Book 9745, Page 41, Register's Office of said County.

Charter of Homeowner's Association as shown of record in Book 9570, Page 5, Register's Office for said County.

Easement for Open Space by quit claim deed to Holt Hills Homeowner's Association as shown of record in Instrument No. 20020807-095356, Register's Office for said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 1113 Holt Hills Place, Nashville, TN 37211
(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), HER 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), HER 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 hands this 19th day of December, 2007.

Kristen Toth

Martin Toth

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Kristen Toth and husband, Martin Toth the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 19th day of December, 2007.

Commission expires: June 20, 2011

Notary Public

File Number: 271100429

RETURN TO:
Castleman Title
216 Centerview Dr., Suite 139
Brentwood, TN 37027

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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.

Custodian

Cumberland Title

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, Michelle Reynolds, a notary public for this county and state Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL)

Notary Public

My Commission Expires: June 20, 2011

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