Davidson County DEEDWARR
Recvd: 01/22/08 11:07 2 pgs
Fees:13.00 Taxes:769.23

20080122-0006428

WARRANTY DEED

G-V-07-104

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $207,900.00

Gina Canaday
Affiant

Subscribed and sworn to before me, this 15th DAY OF January, 2008.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

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
Amy Grammer	SUNTRUST MORTGAGE	
104 Peak Hill Circle	(NAME) P.O. Box 57028	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	IRVINE , CA . 92619-7028	172-12-A-95 CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 JOHN B. SIERK AND SPOUSE, JOANNE L. UMSTEAD, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto AMY GRAMMER, 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 138, BRADFORD HILLS, SECTION FIVE, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 7900, PAGES 287 AND 288, 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 JOHN B. SIERK AND SPOUSE, JOANNE L. UMSTEAD BY WARRANTY DEED FROM ALBERTA R. MILLER, UNMARRIED, RECORDED ON THE 17TH DAY OF NOVEMBER, 1999 IN BOOK 11746, PAGE 178, 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 OF RECORD IN BOOK 7900, PAGE 287 AND 288; BOOK 7900, PAGE 6; BOOK 8069, PAGE 170; BOOK 8372, PAGE 901; BOOK 8069, PAGE 170; BOOK 8372, PAGE 901; BOOK 8071, PAGE 531; BOOK 8071, PAGE 520; BOOK 8377, PAGE 769; BOOK 8377, PAGE 808; AND BOOK 8154, PAGE 304, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 104 Peak Hill Circle, Nashville, Tennessee 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), 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.

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

Witness my/our hand(s) this 15th day of January, 2008.

John B. Sierk

Joanne L. Umstead

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John B. Sierk and Joanne L. Umstead, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th day of January, 2008.

Notary Public

My Commission Expires: 7-24-10

(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN

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