PREPARED BY (AND RETURN TO):

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Davidson County DEEDWARR
Recvd: 02/11/08 11:32 2 pgs
Fees:13.00 Taxes:547.60
20080211-0013697

W & I Ref:(____gj__) Title No: 49151
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Veronica Edwards 2564 Johnson Ridge Road Nashville, Tennessee 37013	New Owner

TAX MAP-PARCEL NUMBERS: 14906015200

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$148,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Brett C. Pielich and spouse, Stephanie Dawn Pielich,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Veronica Edwards** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 45 on the Plan of Oakwood Subdivision Phase Six Section Two of record in Book 7900, page 626, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Brett C. Pielich and wife, Stephanie Dawn Pielich by deed from Leslie A. Dennis and husband Richard J. Dennis, dated April 26, 2001 and recorded on April 30, 2001 of record in Doc. No. 20010430-0042991, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2008, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 7900, Page 626, said Register's Office, to which plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Book 7981, page 478, corrected in Book 8313, page 17, amended in Book 9781, page 987, Book 10650, page 785, and Restrictions in Book 5612, page 255, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 2564 Johnson Ridge Road, Nashville, Tennessee 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 7th day of February, 2008.

Brett C. Pielich

Stephanie Dawn Pielich

State of TENNESSEE
County of DAVIDSON

On this 7th day of February, 2008 , before me the undersigned authority, personally appeared Brett C. Pielich and Stephanie Dawn Pielich , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY — My Commission Expires May 2, 2011

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $148,000.00

Affiant

Sworn and subscribed before me this the 7th day of February, 2008

Notary Public

My Commission Expires: 3/29/2013

LAURA L. MILLER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
MARCH 29, 2013