WARRANTY DEED

B-KW-08-3428

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $146,000.00

Affiant

Subscribed and sworn to before me, this 29th DAY OF February, 2008.

Notary Public

MY COMMISSION EXPIRES: 9.17.2011 (AFFIX SEAL)

JULIA A. HIRT NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

Davidson County DEEDWARR
Recvd: 03/03/08 10:14 2 pgs
Fees:13.00 Taxes:540.20

20080303-0020636

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
Venetik S. Laze	SunTrust Mortgage (NAME)	
3428 Harbor Hill Place (ADDRESS)	1001 Semmes Ave (ADDRESS)	
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Richmond, VA 23224 (CITY) (STATE) (ZIP)	108-12-B-246CO

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 KIMBERLY S. SANDVIG, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto VENETIK S. LAZE, 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 41, HARBORVIEW FINAL PHASE, SECTION TWO, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 9700, PAGE 708, 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 KIMBERLY S. SANDVIG, UNMARRIED BY WARRANTY DEED FROM PRECISION HOMES, INC., RECORDED ON THE 5TH DAY OF FEBRUARY, 2001 IN INSTRUMENT NO. 20010205-0011139, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN; B) INSTRUMENTS OF RECORD ON THE PLAT OF SECTION TWO, HARBORVIEW FINAL PHASE, AS RECORDED IN PLAT BOOK 9700, PAGE(S) 708; DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN BOOK 10125, PAGE 494 AND INSTRUMENT NO. 19991215-0303474; TERMS AND PROVISIONS OF BY-LAWS OF HARBORVIEW FINAL PHASE HOMEOWNERS ASSOCIATION RECORDED IN BOOK 10316, PAGE 891; CHARTER OF HARBORVIEW FINAL PHASE HOMEOWNERS ASSOCIATION RECORDED IN BOOK 10316, PAGE 886; EASEMENT FOR SANITARY SEWER/STORM DRAINAGE, RECORDED IN BOOK 5658, PAGE 984, BOOK 5795, PAGE 181, BOOK 5856, PAGE 80 AND BOOK 5856, PAGE 84; EASEMENT RECORDED IN BOOK 8068, PAGE 723; STORMWATER DETENTION AGREEMENTS RECORDED IN BOOK 7390, PAGE 270 AND BOOK 10937, PAGE 376, SAID REGISTER'S OFFICE; C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 3428 Harbor Hill Place, Nashville, Tennessee 37214
(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.

KSS

Witness my/our hand(s) this 29th day of February, 2008.

Kimberly S. Sandvig

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kimberly S. Sandvig, 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 29th day of February, 2008.

Notary Public

My Commission Expires: 5/22/10

(SEAL)



My Commission Expires MAY 22, 2010

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