Davidson County DEEDWARR
Recvd: 03/19/08 11:02 2 pgs
Fees:13.00 Taxes:366.30
20080319-0027692

This Instrument Prepared By:
Elite Title Company, LLC
143 Barfield Crescent , Ste 200
Murfreesboro, TN 37129
EM080063.PFT

Information in this document furnished by the parties and relied upon by the preparer of this document. No Title Search has been done.

**Send Tax Bills To:**
Joseph C. Street
2209 Wimbledon Circle
Franklin, TN 37069

**New Owner is:**
Joseph C. Street
3716 Colonial Heritage Drive
Nashville, TN 37217

MAP: 136-030-0

PARCEL: C85

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Suzanne E. Street , unmarried** , hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Joseph C. Street**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Property Address: **3716 Colonial Heritage Drive, Nashville, TN 37217**

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

A Certain condominium apartment in Davidson County, Tennessee, being Unit No. 35 of Lot No. 18 of Heritage Village of Priest Lake Park, Section Two, of record in Book 5200, Page 106, Register's office for said County, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Suzanne E. Street by Warranty Deed from David I. Ivey dated 02/22/06, recorded 03/06/06, in Instrument Number 20060306-0025471, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

SS
**Sellers Initials**

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated

and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 18th day of March, 2008.

GRANTOR(S):

**SUZANNE E. STREET**

**ACKNOWLEDGEMENT**

**STATE OF TENNESSEE**
**COUNTY OF RUTHERFORD**

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Suzanne E. Street, unmarried** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 18th day of March, 2008.

TAHIRA J. BROWN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TN My Commission Expires September 26, 2009

**NOTARY PUBLIC**
My Commission Expires: 9-26-09

**STATE OF TENNESSEE**
**COUNTY OF RUTHERFORD**

The actual consideration or value, whichever is greater, for this transfer is **$99,000.00**.

**AFFIANT**

**SWORN TO** and subscribed before me this 18th day of March, 2008.

TAHIRA J. BROWN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TN My Commission Expires September 26, 2009

**NOTARY PUBLIC**
My commission expires: 9-26-09