Davidson County DEEDWARR
Recvd: 03/27/08 14:32 2 pg
Fees:13.00 Taxes:427.35

20080327-0030929

This instrument was prepared by:

OVERLAND TITLE COMPANY, LLC
106 Mission Court, Suite 1002
Franklin, TN 37067
2008030019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, is **$115,500.00**

Sworn to and subscribed before me this 19th day of March, 2008.

Affiant

Notary Public

AMANDA HANELINE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 3-20-10

Address of New Owner:

Andrea VanVleet
206 B Hadleys Bend Blvd.
Old Hickory, TN 37138

Send Tax Bills to:

CTX Mortgage Co., LLC
3100 McKinnon Corp.
Dallas, TX 75201

Map-Parcel Numbers:

06308011100

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **John Cole,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Andrea VanVleet, a single person**, hereinafter called the Grantee, her heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No.13 of BLOCK "P" on the plan of HADLEY'S BEND CITY, of record in Plat Book 421, Page 120, in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description. Description taken from prior deed of record.

Being part of the same property conveyed to John Cole, by Warranty Deed from Edward W. Meek, recorded on April 27, 2007 in Instrument No. 20070427-0050227, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: All matters shown on the plan of record in Plat Book 421, Page 120, Register's Office for Davidson County, Tennessee; Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by Grantee.

This is improved property known as **206 B Hadleys Bend Blvd., Old Hickory, TN 37138.**

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, her heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 19th day of March, 2008.

John Cole

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, **John Cole**, 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 executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of March, 2008.

Notary Public

My Commission Expires: 9/19/09

KATHY J. BYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY