Davidson County DEEDWARR
Recvd: 04/02/08 14:16 2 pgs
Fees:13.00 Taxes:732.14

20080402-0033272

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP45654

WARRANTY DEED

ALAN T. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $197,875.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of March, 2008

Notary Public

MY COMMISSION EXPIRES: 7/24/2010

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Troy J. Villager	Realty Mortgage Corporation	72-3-279
1122 Greenfield Avenue	215 Katherine Drive	
Nashville, TN, 37216	Flowood, MS 39232	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Thomas E. Villiger, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Troy J. Villager, a single man, and Timothy J. Villager and wife, Nyla J. Villager

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being the easterly half of Lot No. 94 on the Plan of Inglewood Place, as of record in Book 332, page 101, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Thomas E. Villiger, unmarried, by Quitclaim Deed from Troy Villager, unmarried, of record in Instrument No.: 20060608-0068049, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 1122 Greenfield Avenue, Nashville, TN 37216

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever, and we do covenant with the said GRANTEES 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 GRANTEES, 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.

Witness my/our hand(s) this 28th day of March, 2008

Thomas E. Villiger by Steve Fridrich, Attorney in fact
Thomas E. Villiger
By: Steve Fridrich, Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 28th day of March, 2008, personally appeared Steve Fridrich to me known to be the person who executed the foregoing instrument on behalf of Thomas E. Villiger as Attorney in Fact, and acknowledged that Steve Fridrich executed the same as the free act and deed of the said Thomas E. Villiger.

Witness my hand and official seal this 28th day of March, 2008.

Alan L Saturn

Notary Public

My Commission Expires: 7/24/2010

