WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 154,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of March, 2008

Notary Public: Patricia Nicholls

MY COMMISSION EXPIRES: ~~01/24/09~~ 7-24-10
(AFFIX SEAL)

JOHN CLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 7000 Executive Center Dr., Brentwood, TN 37027

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Jennifer L. Balzer	~~Colorado Federal Savings Bank~~	Parcel ID:
136 Nashboro Greens, Unit 23	New Owner	135110CO2300CO
Nashville, TN 37217		

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, we

Grace M. Metro, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Jennifer L. Balzer

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:

BEING Unit No. 23, Horizontal property regime private element plat, Phase One, Nashboro Village, Tract 18, as of record in Plat Book 9700, Page 968, amended in Plat Book 11700, Page 48, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Grace M. Metro by deed from Westminster Homes of Tennessee, Inc., of record in Instrument 20020125-0010549, dated January 18, 2002 and recorded January 25, 2002 said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 4827, Page 14; Book 5469, Page 840; Book 7751, Page 907; Book 11703, Page 581; Instrument 20010322-0027767; Instrument 20001031-0108075; Instrument 20000627-0063887; Instrument 20021211-0152723, Register's Office for said County.

This conveyance is made subject to: (1) 2008 taxes, which have been prorated and will be paid by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 9700, Page 968; Book 11700, Page 48, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 136 Nashboro Greens, Unit 23, Nashville, TN 37217

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 hand this 31st day of March, 2008.

Grace M. Metro

Davidson County DEEDWARR
Recvd: 04/08/08 11:55 2 pgs
Fees:13.00 Taxes:573.13

20080408-0035489

STATE OF TENNESSEE
COUNTY OF ~~Williamson~~ Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Grace M. Metro, 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 at Nashville, Tennessee, this 31st day of March, 2008.

Notary Public

My Commission Expires: 1-24-09



Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212