03

Realty Title
Bk 484

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/16/08 15:29 2 pgs
Fees:13.00 Taxes:410.70

20080416-0038641

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 111,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of April, 2008

Notary Public:

MY COMMISSION EXPIRES: 7/24/2010
(AFFIX SEAL)

KAREN COLBERT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Joseph L. Martin	CitiMortgage, Inc.	Parcel ID:
5025 Trailwater Drive	1000 Technology Drive	17602003600
Antioch, TN 37013	O'Fallon, MO 63368-2240	

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

Josif Kondan and wife, Ellen M. Kondan

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

Joseph L. Martin and wife, Geia L. Martin

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 Lot No. 258 of Peppertree Forest Subdivision, Section 15, as of record in Plat Book 7900, page 574, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Josif Kondan and wife, Ellen M. Kondan, by Warranty Deed from Jerry D. Butler and Georgia Butler, of record in Book 9545, page 773, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 9036, Page 719, Register's Office for said County.

This conveyance is made subject to: (1) 2008 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 7900, Page 574, 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 5025 Trailwater Drive, Antioch, TN 37013

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 our hands this 8th day of April, 2008.

Josif Kondan

Josif Kondan

Ellen M. Kondan

Ellen M. Kondan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Josif Kondan and Ellen M. Kondan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 8th day of April, 2008.

My Commission Expires: 1/24/09

Notary Public

