Return To:
**Elite Title Company**
**109 West Park Drive**
**Suite 350**
**Brentwood, TN 37027**

# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/03/08 10:38 2 pgs
Fees:13.00 Taxes:569.43
20080603-0056390

State of Tennessee
County of Davidson

080187

The actual consideration or value, whichever is greater, for this transfer is **$153,900.00**.

Affiant

Subscribed and sworn to before me, this the 29th day of May, 2008.

Notary Public

My commission expires: 7/27/09

(AFFIX SEAL)

DANA AUSTIN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

**THIS INSTRUMENT WAS PREPARED BY**
John T. Cook, P.C.
2927 Berry Hill Drive , Nashville, TN 37204-3126

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| **Jennifer Lynn Reeves** | American Mortgage Network | **Map 141-06-0D, Parcel 049CO** |
| **3101 Harpeth Springs Drive** | 8181 Baymeadows Circle West, Suite 206 | |
| **Nashville, TN 37221** | Jacksonville FL 32256 | |

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,

**Edward S. Mikrut and Christine M. Rennie Mikrut, husband and wife**

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

**Jennifer Lynn Reeves**

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 Unit No. 49 on the Plan of Riverbridge Community, a Planned Unit Development, as of record in Instrument No. 20030213-019999, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.**

**BEING the same property conveyed to Edward S. Mikrut, an unmarried man and Christine M. Rennie, an unmarried woman, by Deed from Beazer Homes Corp., d/b/a Phillips Builders, a Tennessee corporation, of record in Instrument No. 20040504-050279, said Register's Office. The said Christine M. Rennie having since married Edward S. Mikrut and is now known as Christine M. Rennie Mikrut.**

**This conveyance is subject to Declaration of Covenants, Conditions and Restrictions, of record in Instrument No. 20030205-0016032, said Register's Office; By-Laws of record in Instrument No. 20030218-0020987, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.**

This is Improved (_X___) Unimproved (____) property, known as: **3101 Harpeth Springs Drive, Nashville, TN 37221**

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 **29th** day of **May, 2008.**

Edward S. Mikrut

**Edward S. Mikrut**

Christine M Rennie Mikrut

**Christine M. Rennie Mikrut**

**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 **Edward S. Mikrut and Christine M. Rennie Mikrut ,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **29th** day of **May, 2008.**

**Notary Public**

JOHN T. COOK
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

**My Commission Expires:** 3/22/09