Vanessa E. Allen
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $242,260.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ____ DAY OF JUNE, 2008.

Notary Public

MY COMMISSION EXPIRES: 4/15/2010

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
SARAH K. HOTZ	Countrywide Bank, FSB	**155-03-0D-023.00CO**
(NAME)	(NAME)	
605 TREELINE COURT	7105 Corporate Dr. PTX-A-285	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37221	Plano, TX 75024	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 07/23/08 12:34 2 pgs
Fees:13.00 Taxes:896.36
20080723-0075528

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, KIMBERLY ANN EDEN, SUCCESSOR TRUSTEE OF THE JIM MILANI REVOCABLE LIVING TRUST U/A/D DECEMBER 15, 2005,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SARAH K. HOTZ, UNMARRIED,** HEREINAFTER CALLED THE GRANTEE, HER 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 Lot No. 23 on the Plan of First Revision, Section2, Allens Green, of record in Book 9700, page 109, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Catherine A. Sanders and Jim S. Milani, wife and husband, from Zaring Homes, Inc. by deed dated February 21, 1997 of record in Book 10357, page 324, Register's Office for Davidson County, Tennessee. The said Catherine A. Sanders died February 24, 2005. Further, being the same property conveyed to Jim Milani, Trustee and any subsequent Trustees thereto, U/A/D December 15, 2005 of the Jim Milani Revocable Living Trust Agreement and any Successors in Trust thereto by Quitclaim Deed dated December 23, 2005 from Jim S. Milani of record in Instrument #20051227-0153964, said Register's Office. The said Jim Milani having died April 4, 2008 thereby vesting Kimberly Ann Eden, as Successor Trustee.

This conveyance is subject to declaration of covenants, conditions and restrictions of record in Book 9231, page 789 and Book 10600, page 329; Charter of record in Book 9231, page 826; Agreement in Book 9278, page 36; Easements in Book 8278, page 236, Book 8626, page 884, and Book 10553, page 236, and all matters shown on the Plan of record in Book 9700, page 109, said Register's Office.

THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR.

Unimproved ( )
This is improved(X) property, known as **605 TREELINE COURT, NASHVILLE, TN 37221**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, her 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 27 day of **JUNE, 2008.**

JIM MILANI REVOCABLE LIVING TRUST U/A/D DECEMBER 15, 2005

Kimberly Ann Eden Successor Trustee

By: Kimberly Ann Eden, Successor Trustee

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 **KIMBERLY ANN EDEN, SUCCESSOR TRUSTEE,** bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 27 day of June, 2008.

My commission expires: **August 23, 2011**

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

Lee A. Cohen
Notary Public