Davidson County DEEDWARR
Recvd: 08/04/08 14:03 2 pgs
Fees:13.00 Taxes:510.60

20080804-0080055

WARRANTY DEED

ET-08-0933

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $138,000.00

Affiant

Subscribed and sworn to before me, this 23rd DAY OF July, 2008.

Notary Public

MY COMMISSION EXPIRES: 6-30-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Amanda M. Hawk	American Midwest Mortgage	
641 Belgium Drive (ADDRESS)	6363 York Road, Suite 300 (ADDRESS)	75-12-A-168.00 CO
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Parma Heights, OH 44130 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we BEVERLY NELSON-VIKEN, A MARRIED PERSON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto AMANDA M. HAWK, AN UNMARRIED PERSON, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 36, GREER MEADOWS AT CEDAR CREEK, FIRST REVISION, SECTION THREE, PHASE II, as shown on plat of record in Instrument No. 20040407-0039587, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Beverly Nelson, a single person, by Warranty Deed from Capitol Homes Inc., a Tennessee Corporation, recorded on the 26th day of August 2005, in Instrument No. 20050826-0102586, in the Register's Office of Davidson County, Tennessee.

Kenneth Viken, spouse of Beverly Nelson-Viken, joins in this conveyance to relinquish any interest he may have in and to said property, marital or otherwise.

Subject to any and all existing restrictions and easements of record if any; including those listed in Instrument No. 20040407-0039587; Instrument No. 20020606-0069062; Instrument No. 20001205-0119474; Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 641 Belgium Drive, Hermitage, Tennessee 37076
(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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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 23rd day of July, 2008.

Beverly Nelson-Viken

Kenneth Viken

STATE OF Tennessee
COUNTY OF Wilson

On this the 23rd day of July, 2008, before me personally appeared Beverly Nelson-Viken to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 23rd day of July, 2008.

Notary Public

My Commission Expires: 6-30-10

STATE OF Nevada
COUNTY OF Clark

On this the 23rd day of July, 2008, before me personally appeared Kenneth Viken to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 23rd day of July, 2008.

Notary Public

My Commission Expires: 01-09-2010

PEDRO CASILLAS
NOTARY PUBLIC
STATE OF NEVADA
Date Appointment Exp: 01-09-2010
Certificate No: 00-103590-1

RETURN TO:
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122
Phone: (615)773-0520