Davidson County DEEDWARR
Recvd: 10/16/08 10:42 2 pgs
Fees:13.00 Taxes:397.75

20081016-0104139

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-080900456

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$107,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 15th day of October, 2008

Notary Public

MY COMMISSION EXPIRES: 5/22/10

PAM McBROOM NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires May 22, 2010

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Thomas Holzemer **914 Hammack Drive** **Nashville, TN 37214**	**Pinnacle National Bank** **211 COMMERCE STREET #300** **NASHVILLE, TN 37201**	**108-16-0-237.00**

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,

Tammy R. DeBerry, unmarried n/k/a Tammy R. Roberts, married

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

Thomas Holzemer, unmarried

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 Lot No. 109A on the Zone Lot Division of Lots 105 through 110, Percy Priest Woods, Section IV, as of record in Plat Book 6250, page 843, Register's Office for said County, to which reference is hereby made and the same incorporated herein for a complete description of said lot.

Being the same property conveyed to Tammy R. DeBerry by Warranty Deed from Jeffrey E. Myers dated 11-30-98 and recorded 12-3-98 in Book 11233, page 127, Register's Office for Davidson County, Tennessee.

David Roberts, Spouse of the Grantor, joins in the execution of this instrument for the purpose of conveying his marital rights, title, and interst, if any, in said real eastate.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Unimproved ( )

This is improved (X) property known as **914 Hammack Drive, Nashville, TN 37214**

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 15th day of October, 2008.

Tammy R. Roberts

Tammy R. Roberts

David Roberts

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 Tammy R. DeBerry n/k/a Tammy R. Roberts and David Roberts, the bargainor(s) 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 this 15th day of October, 2008.

Commission Expires: 3/19/12

Notary Public

TONJA COX
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY