Davidson County DEEDWARR
Recvd: 03/12/04 15:28 2pgs
Fees:13.00 Taxes:569.43

20040312-0028881

WARRANTY DEED

This instrument prepared by
THE HOME CLOSING COMPANY, INC.
214 Centerview Drive Suite 225
Brentwood, TN 37027

OWNER:
Name **Melinda W. Trotter**
Address **132 Brian Circle**
City/State/Zip **Antioch, TN 37013**

SEND TAX BILLS TO:
Name **Columbia National Inc.**
Address **P.O. Box 3050**
City/State/Zip **Columbia MD 21045-6050**

FOR AND IN CONSIDERATION of the sum of **$10.00. LTF Investments LLC** has this day bargained and sold, and does hereby transfer and convey unto **Melinda W. Trotter, an unmarried woman, their** heirs and assigns, hereinafter referred to as "grantees", whether one or more, certain real estate located in **DAVIDSON** County, State of **TENNESSEE**, as follows:

Land in Davidson County, Tennessee, Being Lot No. 18 on the Plan of Oak Highlands, Phase One, A Planned Unit Development, of record in Book 6900, Page 412-435, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description of said lot.

Being same property conveyed to LTF Investments, LLC by Deed from Priority Trustee Services of TN, LLC of record in Instrument Number 20021231-0162420, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2004 and subsequent years and all matters of record including restrictions, declarations, easements, dedications, agreements, memorandums, and assessments, as shown of record in the Register's Office for Davidson County, Tennessee.

Map-Parcel No.'s: Map 173 Group 4A Parcel 18

This is improved property known as: 132 Brian Circle, Antioch, TN 37013.

TO HAVE AND TO HOLD said real estate, with appurtenances, estate, title and interest belonging to the said grantees, their heirs and assigns forever. **We** covenant that **we are** lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.
We further covenant and bind **our** heirs and representatives, to warrant and forever defend the title to said real estate to said grantees, their heirs and assigns, against the lawful claims of all persons.

Witness **my** hand this **4th** day of **March, 2004.**

LTF Investments LLC

By: Louis M. Nelson, Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY APPEARED before me, Christopher M. Corriveau, of the state and county mentioned, personally appeared Louis M. Nelson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Member of LTF Investments LLC, the within named bargainor, a Limited Liability Company, and that such Louis M. Nelson, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the Limited Liability Company as Member.

WITNESS MY HAND and official seal at office, this **4th** day of **March, 2004.**

Commission expires **June 18, 2005**

Notary Public

CHRISTOPHER M. CORRIVEAU
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF **WILLIAMSON**

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

Affiant _____

Subscribed and sworn to before me, this the 4th day of March, 2009.

My commission expires June 18, 2005

_____
Notary Public - Register

