WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATON OR VALUE, WHICHEVER IS GREATER, FORTHIS TRNSFER IS **$118,900.00**

AFFIANT

SUBSCRIBED AND SWORN BEFORE ME, THIS THE 11 DAY OF MARCH, 2005.

NOTARY PUBLIC

MY COMMISION EXPIRES April 27, 2008
(AFFIX SEAL)

BRIAN J. VASKE NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 03/17/05 08:46 2 pg
Fees:13.00 Taxes:439.93

20050317-0029240

THIS INSTRUMENT WAS PREPARED BY
STATEWIDE TITLE AND ESCROW LLC 907 RIVERGATE PKWY D1
GOODLETTSVILLE TN 37072

Address New Owner(s) As Follows:	*Send Tax Bills To:*	Map and Parcel Number:
JAMIE BARTOLO	**same**	**75-9/1**
309 BONNAHURST DR.		
HERMITAGE, TN 37076		

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,

REBECCA RILEY, TRUSTEE OF THE 309 BONNAHURST DR. LAND TRUST

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

JAMIE BARTOLO, A MARRIED MAN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN PARCEL OR TRACT OF LAND IN **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 606 Hermitage Hills, Section 6, of record in Book 3300, page 10, Register's Office for Davidson County, Tennessee.

Said Lot No. 606 fronts 80.0 feet on the westerly margin of Bonnahurst Drive and extends back 165.0 feet on the northerly line and 105.9 feet on the southerly line in the rear measuring 86.9 feet thereon.

Being the same property conveyed to Rebecca Riley as Trustee for the 309 Bonnahurst Drive Land Trust by Warranty Deed from Lucille M. Mangrum a/k/a Virginia Lucille Mangrum, unmarried dated 01/30/02 and filed for record 02/04/02 in Instrument # 20020204-0015084, in the Register's Office for Davidson County, Tennessee.

Subject to all matters of record in the Plan of Record in Plat Book 3300, page 10, said Register's Office.

Subject to Restrictions of record in Plat Book 3253, page 261, said Register's Office.

This conveyance is subject to any and all existing easements and restrictions of record.

This ( )Unimproved
(X) Improved property is known as: **309 Bonnahurst Drive**
Hermitage, TN 37076

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 not 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 ever 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 hand this 11 day of **MARCH, 2005**

Rebecca Riley, trustee
REBECCA RILEY, 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, **REBECCA RILEY, TRUSTEE,** the named bargainor(s), with whom am personally acquainted and/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 Madison, **Tennessee.**

This 11 day of **MARCH, 2005.**

Brian Vaske
Notary Public

BRIAN J. VASKE
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN.

My Commission Expires: April 27, 2008