Return To:
Infinity Title, LLC
404 BNA Dr. #307
Nashville, TN 37217

Davidson County DEEDWARR
Recvd: 08/17/05 09:03 3 pg:
Fees:18.00 Taxes:999.00
20050817-0097416

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

HUGH B SHOULDERS, JR
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 7-9-09
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is ~~$270,000.00~~

Affiant

Subscribed and sworn to before me, this 29th day of August, 2005.

Notary Public
My commission expires:

03-0507-32948

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Troy Kocher 805 Seven Points Cove Hermitage TN 37076	Same as New Owner	098-13-O-C-031.00CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Blake L. Fanning and wife, Pamela Hollingsworth Fanning, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Troy Kocher and wife, Stacey Kocher, hereinafter called the Grantees, their successors 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. 148, on the Plan of Phase One, The Meadows of Seven Points, of record in Book 11700, Pages 18,19 & 20, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Blake L. Fanning and wife, Pamela Hollingsworth Fanning by deed from Frank Batson Homes, Inc., of record in Instrument No. 20001213-0122838, Register's Office for Davidson County, Tennessee.

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.

This property is improved property known as 805 Seven Points Cove, 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 3rd day of August, 2005.

Blake L. Fanning

Pamela Hollingsworth Fanning

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Blake L. Fanning and Pamela Hollingsworth Fanning, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this _____ day of August, 2005.

State of Tennessee at Large

My Commission expires

STATE OF COLORADO
COUNTY OF Chaffee

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Blake L. Fanning, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Salida, CO, this 3rd day of August, 2005.

Notary Public

My Commission expires 9-19-05

KATHLEEN BACH NOTARY PUBLIC STATE OF COLORADO

WITNESS my hand 4th day of August, 2005.

Pamela Hollingsworth Fanning

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Pamela Hollingsworth Fanning, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 4th day of August, 2005.

State of Tennessee at Large

My Commission expires 3/22/2009

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN