Davidson County DEEDWARR
Recvd: 09/20/05 14:50 1 pgs
Fees:13.00 Taxes:488.62

20050920-0113185

RECORD AND RETURN TO:
TN TITLE & ESCROW
1808 Rory Cove
Lavergne, TN 37086

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 132,060.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of September, 2005

Notary Public

MY COMMISSION EXPIRES: 6-22-08

KIMBERLY R. HARGROVE NOTARY PUBLIC AT LARGE RUTHERFORD CO., TN

THIS INSTRUMENT WAS PREPARED BY
TN TITLE & ESCROW, 1808 Rory Cove, Lavergne, TN 37086

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Laurence Rollins **4754 Trenton Drive** **Hermitage,TN 37076**	NewOwner	**75-04-0-197**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Hermitage Rentals, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Laurence Rollins, married

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:

Being Lot No. 452 on the Plan of Tulip Grove, Section Seven, as of record in Plat Book 4300, Page 186, Register's Office for Davidson County, Tennessee, to which said reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Hermitage Rentals, LLC, a Tennessee limited liability company by Deed from Howard C. Fogle and /or Cynthia C. Fogle, Trustees, U/A/D June 4, 2008 of the Fogle Joint Revocable Living Trust Agreement of record in Instrument No. 20040715-0084416, Register's Office for Davidson County, Tennessee.

This is improved (X) property known as **4754 Trenton 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 ***GRANTEE(S), Their*** heirs and assigns forever, and ***do(es)*** covenant with the said ***GRANTEE(S)*** that we have 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 ***do(es)*** 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 our hands this 13th day of September, 2005

Hermitage Rentals, LLC a Tennessee limited liability company
BY: Michele Johnson, Managing Member

STATE OF TENNESSEE COUNTY OF DAVIDSON

Before me, Tina Nichols, a Notary Public within and for the State and County aforesaid personally appeared Michele Johnson with whom I am personally acquainted and who upon His oath(s) acknowledged herself to be the Managing Member respectively of the Hermitage Rentals, LLC, a Tennessee limited liability company and the within named bargainor, and corporation, and that he as such officer(s) being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, and attesting the same as such officer(s).

Witness my hand and official seal this the 13th day of September, 2005.

My commission expires: 6/28/08

Notary Public

TINA NICHOLS NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE