# WARRANTY DEED

ET-06-0172

STATE OF TENNESSEE
COUNTY OF Wilson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,000.00

Leslee R. Lloyd
Affiant

Subscribed and sworn to before me, this 22nd DAY OF February, 2006.

Rita B. Mitchell
Notary Public

MY COMMISSION EXPIRES: 6-14-07
(AFFIX SEAL)

WILSON COUNTY, TENN. NOTARY PUBLIC TENNESSEE STATE OF

RITA B. MITCHELL

**THIS INSTRUMENT WAS PREPARED BY**
Mary Frances Rudy, Attorney at Law
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Leslee<br>Leslee R. Lloyd (NAME) | Homecomings Financial Network | |
| 110 Thistle Lane | (NAME)<br>2010 Rexford Rd. Ste 168 W | 086-14-O-A-110.00 |
| (ADDRESS)<br>Hermitage, Tennessee 37076 | (ADDRESS)<br>Charlotte, NC 28211 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we COURTNEY D. MARSHALL UNMARRIED, AND KYLE R. ROMADKA, UNMARRIED, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto LESLEE R. LLOYD*, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

*Leslee R. Lloyd, a single woman

BEING Lot No. 110 Hermitage Meadows Subdivision, Stage One, as shown by plat of record in Plat Book 5200, Page 507, of the Register's Office of Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Courtney D. Marshall, unmarried and Kyle R. Ronadka, unmarried dated January 31, 2005 as of record in Instrument Number 20050204-0013259, Register's Office for Davidson County, Tennessee.
Restrictive Convenants of record in Deed Book 6034, Page 365, Register's Office of said County.
Subject to a Water Utility Easement as of record in Book 6716, Page 815, Register's Office for said County.

Subject to a 1st Suburban Water easement as of record in Book 6164, Page 436, Register's Office for said County.

Subject to a Water Utility Easement as of record in Book 6339, Page 780 and Book 6387, Page 949, Register's Office for said County.

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

unimproved ( )
This is improved (X) property, known as 110 Thistle Lane, Hermitage, Tennessee 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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 my/our hand(s) this 22nd day of February, 2006.

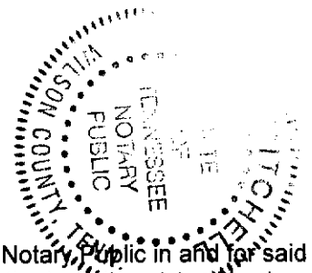
Courtney D. Marshall

Kyle R. Romadka

Davidson County DEEDWARR
Recvd: 02/27/06 13:16 2 pg
Fees:13.00 Taxes:351.50

20060227-0022333

STATE OF Tennessee
COUNTY OF Wilson




Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Courtney D. Marshall and Kyle R. Romadka, 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 at Mt. Juliet, Tennessee, this 22nd day of February, 2006.

My Commission Expires: 6-17-09

Rita B. Mitchell
Notary Public

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STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public within and for said County and State aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the 22nd day of February, 2006.

My Commission Expires _____

_____
Notary Public

**MARY FRANCES RUDY**
ATTORNEY - AT - LAW

**RETURN TO:**
**Executive Title, LLC**
2520 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122