BOX 13
 # 10969

Davidson County DEEDWARR
Recvd: 03/06/06 15:28 1 pgs
Fees:13.00 Taxes:432.53
20060306-0025849

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

WARRANTY DEED

Heidi Jo Clayton Notary Public My Comm. Exp 07/25/09 State Of TENNESSEE Davidson County

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $116,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 Day of January, 2006.

Notary Public

MY COMMISSION EXPIRES: 7-25-09

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
Raemi Carney, etux **8131 Bonnafair** **Hermitage,TN 37076**	**SAME**	**74-04-0 99**

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

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

Raemi Carney and husband, Robert Carney

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. 36 on the Plan of Section Twelve, Hermitage Hills, as of record in Plat Book 4675, Page 125, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being part of the same property conveyed to Hermitage Rentals LLC, a Tennessee Limited liability company by Deed from Howard C. Fogle and Cynthia C. Fogle, Trustees U/A/D June 4, 2008 of the Fogle Joint Revocable Living Trust Agreement, dated July 13, 2004 of record in Instrument No. 20040715-0084416, Register's Office for Davidson County, Tennessee.

This is improved (X) property known as **8131 Bonnafair, 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 30th day of January, 2006.

Hermitage Rentals, LLC 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, Managing Member for Hermitage Rentals, LLC and with whom I am personally acquainted and who upon Her oath(s) acknowledged herself to be the Managing Member respectively of Hermitage Rentals LLC and the within named bargainor, and corporation, and that she 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 30th day of January, 2006.

My commission expires: 6/28/08

TINA NICHOLS NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE

Notary Public