Davidson County DEEDWARR
Recvd: 04/20/06 13:55 2 pgs
Fees:13.00 Taxes:665.63

20060420-0045573

WARRANTY DEED

FROM: REGIMENT BUILDERS, LLC
TO: JOAN M. MITCHELL, unmarried

Address New Owner(s) as follows:

JOAN M. MITCHELL, unmarried
123 NOEL COVE CIRCLE
Hermitage, TN 37076

Send Tax Bills To:

SunTrust Mortgage, Inc.
201 Fourth Ave, N
7th Floor
Nashville, TN 37219

Map-Parcel:

86-10-B/123CO

This Instrument was prepared by: CLYDE PAUL HOLLAND, ATTORNEY, 2628 Old Lebanon Road, Nashville, TN 37214-2422

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $179,900.00.

AFFIANT

SWORN TO and subscribed before me, this 18 day of April, 2006.

MY COMMISSION EXPIRES:

NOTARY PUBLIC

AMY BETH ELMORE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 22, 2008

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), the receipt of which is hereby acknowledged, REGIMENT BUILDERS, LLC, a Tennessee limited liability company, hereinafter called "Grantor", has this day bargained and sold, and does hereby transfer and convey unto JOAN M. MITCHELL, unmarried, hereinafter called "Grantee", her heirs, personal representatives, successors, and assigns, certain real estate in Davidson County, Tennessee, as follows:

LAND in Davidson County, Tennessee, being Unit No. 123 on the Plan of Noel Cove Townhomes, as shown in the Master Deed of record in Instrument No. 20030924-0141428, Register's Office for said County, to which plan reference is hereby made for a more complete description.

BEING part of the same property conveyed to Hermitage Developers, Inc., a Tennessee corporation, by quitclaim deed from Dwight Holland, dated December 9, 2002, of record in Instrument No. 20021231-0162617, and Instrument No. 20021231-0162618, Register's Office for Davidson County, Tennessee.

FURTHER being part of the same property conveyed to Regiment Builders, LLC, a Tennessee limited liability company by deed from Hermitage Developers, Inc., a Tennessee corporation, dated August 25, 2005, of record in Instrument No. 20050913-0109982, Register's Office for Davidson County, Tennessee.

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, her heirs, personal representatives, successors and assigns, forever; and we do covenant with the said Grantee that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that 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 Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the single, and the use of any gender shall be applicable to all genders.

THIS is improved property known as 123 Noel Cove Circle, Hermitage, TN 37076.

WITNESS my hand this 18 day of April, 2006.

REGIMENT BUILDERS, LLC

BY: _____

JEFFREY LYNN HOLLAND, CHIEF MANAGER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared JEFFREY LYNN HOLLAND, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Chief Manager of REGIMENT BUILDERS, LLC, a Tennessee limited liability company, and that he as such Chief Manager, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Chief Manager.

WITNESS my hand and official seal at Nashville, Tennessee, this 18 day of April, 2006.

_____ _____

MY COMMISSION EXPIRES: NOTARY PUBLIC

AMY BETH ELMORE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN

My Commission Expires MAR. 22, 2008