Davidson County DEEDWARR
Recvd: 04/28/06 14:40 1 pgs
Fees:13.00 Taxes:364.45

20060428-0049069

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

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $98,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 12 DAY OF APRIL, 2006.

Notary Public

MY COMMISSION EXPIRES: 6/28/08

TINA NICHOLS NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE

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
Robert Azzarito **3541 Albee Drive** **Hermitage,TN 37076**	2720 Francis Ct XXXXXXXXX Fredericksburg, VA 22408	201 A 6.00

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

Robert Azzarito

HEREINAFTER CALLED THE GRANTEES, ***His /Her / Their*** HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land lying and being in Davidson County, Tennessee, being Lot No. 82 on the Plan of Chapelwood, Section 2, as of record in Book 5200, Page 83, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description of said lot.

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 **3541 Albee 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), He/Her/ Their*** heirs and assigns forever, and ***do(es)*** covenant with the said ***GRANTEE(S)*** that I/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 ***myself/ourselves, my/our*** heirs and representatives, to warrant and forever defend the title to the said land to the said ***GRANTEE(S),his/her/ 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 12th day of April, 2006.

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 as Managing Member with whom I am personally acquainted and who upon Her oath(s) acknowledged herself to be the Managing Member respectively of Hermitage Rentals LLC, a Tennessee limited liability company, 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 12th day of April, 2006.

My commission expires: 6/28/08

TINA NICHOLS NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE

Notary Public