N14648

Davidson County DEEDWARR
Recvd: 05/02/06 10:28 2 pgs
Fees:13.00 Taxes:469.53
20060502-0050247

THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
First National Financial Title Services, Inc.
25 Century Blvd., Suite 203
Nashville, TN 37214
Phone 615.883.0040 • Fax: 615.883.0827
File No. N14648

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Property Address:
759 Tulip Grove Road, Unit 1502, Hermitage, TN 37076

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Christopher E. Lisle, unmarried** , hereinafter referred to as Grantor, has this day bargained and sold, and by these presents does hereby transfer and convey unto **Shanon Newman, unmarried** , hereinafter Grantee, the following lands and property, together with all improvements located thereon, lying in the Davidson County, Tennessee, to-wit:

Being Lot No. 1502, on the Plan of Resubdivision of Brookside Park Townhomes, Phase One, a Horiztonal Property Regime with Private Elements, as shown by plat of record in Instrument No. 200001070002402, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantor by virtue of a quit claim deed from Michelle L. Lisle, dated January 9, 2006, and recorded January 10, 2006, in the Register's Office for Davidson County, Tennessee, Instrument Number 200601100003602.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2006 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] not a part of the homestead of Grantor and is not Grantor's marital residence, or [X] is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

WITNESS Grantor's hand this 28th day of April, 2006.

_____{Seal}
Christopher E. Lisle

State of TENNESSEE
County of DAVIDSON

On this the 28th day of April, 2006, before me, the undersigned officer, personally appeared Christopher E. Lisle, known to me (or satisfactorily proven) to be the party executing the foregoing instrument and he acknowledged that he, executed same as his free act and deed.

ROBBIN TEASLEY NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

_____
Notary Public

My Commission expires: 11-27-2006

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property, whichever is greater is $126,900.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

Sworn to and subscribed before me this the 28th of April, 2006.

_____
Notary Public

My Commission expires: 11-27-2006

ROBBIN TEASLEY NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

Name of Owner and Property Address:
Shanon Newman
759 Tulip Grove Rd
Unit 1502
Hermitage TN 37076

Person Or Entity Responsible For Payment Of Taxes:
First Franklin, a Division of National
City Bank of Indiana
150 Allegheny Center Mall
Pittsburg PA 15212

Tax Parcel ID#: 075-12-0C-005.00CO