This instrument prepared by:
TrustLand Title & Escrow, LLC
1720 West End Avenue Suite 400
Nashville, TN 37203
(615) 522-0140

File No.: **06-1204**

Davidson County DEEDWARR
Recvd: 06/22/06 13:43 2 pgs
Fees:13.00 Taxes:571.28
20060622-0074779

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged **Brandi Forbes, a married person, FKA Brandi Trinka, ("Seller"),** has bargained and sold, and by these presents does transfer and convey unto **Karen K. Locher, a single woman, ("Buyer"),** and Buyer's successors and assigns all of Seller's interest in a certain tracts of land located in **Davidson** County, **Tennessee**, to wit:

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of HERMITAGE ESTATES, SECTION FOUR Subdivision, as shown on plat of record in Plat Book 3700, Page 148, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Brandi Trinka, unmarried by Warranty Deed from Evelyn Gale Mount Hargis, a married woman, recorded on the 29th day of November, 2001 in Instrument No. 20011129-0130572, in the Register's Office of Davidson County, Tennessee. Brandi Trinka, having since married, is now known as Brandi Forbes.

This conveyance is made subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

Parcel ID # **75-14 100.00**
☒ Improved OR
☐ Unimproved property located at: **417 Harwell Drive, Hermitage, TN 37076**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Thomas G. Forbes, spouse of the Grantor, joins in the conveyance solely for the purpose of relinquishing any and all of his rights and interests in the property, marital or otherwise.

Witness our hands on this the **26th** day of **May, 2006.**

Brandi Forbes

Thomas G. Forbes

STATE OF **Tennessee** COUNTY OF **Davidson**

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Brandi Forbes and Thomas G. Forbes** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her/their free Act and Deed.

Witness my hand and Notarial Seal on this the **26th** day of **May, 2006.**

Notary Public

My Commission Expires:

JEFFREY C. HORN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 26, 2008

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STATE OF **Tennessee**

COUNTY OF **Davidson**

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$154,400.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me on this the **26th** day of **May, 2006.**

Notary Public

My Commission Expires: 1/26/08

JEFFREY C. HORN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN
My Commission Expires JAN. 26, 2008

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Owner's Name: **Karen K. Locher**

and Address: **417 Harwell Drive, Hermitage, TN 37076**

Mail tax bills to, (Person or Agency responsible for payment of taxes)

Professional Mortgage Group, Inc.
222 Robert Rose Drive
Murfreesboro, Tennessee 37129