27658

WARRANTY DEED

NOTARY PUBLIC AT LARGE

Davidson County DEEDWARR
Recvd: 07/27/06 09:21 2 pgs
Fees:13.00 Taxes:234.95
20060727-0090703

State of Tennessee
County of DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$63,500.00.**

Affiant

Subscribed and sworn to before me, this the 24th day of July, 2006.

Notary Public

My commission expires: 9/22/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lawrence Vogan
120 Donelson Pike Suite 201, Nashville, TN 37214

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Jessica L. Vaught	**SAME**	**75-08-A-61**
164 Brooke Castle Dr		
Hermitage, TN 37076		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Stephanie Rene Schritenthal and husband, Ryan Schritenthal

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jessica L. Vaught unmarried

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:

A certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to -wit:

Land in Davidson County, Tennessee, being Unit No. 164 of the Condominium Plat, Brooke Castle Planned Unit Development, a plan of record in Plat Book 6250, Page 627, and by Surveyors Certificate of Correction of record in Book 6680, Page 905 and re-recorded in Book 6727, Page 762, and surveyors certificate of correction of record in Book 6919, Page 571, all of record in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Stephanie Rene Schritenthal and husband, Ryan Schritenthal, by Deed from Paul Denny Edens and wife, Dena Edens, dated April 15, 1998, of record in Book 10889, Page 452, Register's Office for Davidson County, TN.

This is improved (_X__) Unimproved (____) property, known as **164 Brooke Castle Dr, 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 GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further convenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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 my/our hand(s) this **24th** day of **July, 2006.**

Stephanie Rene Schritenthal

Ryan Schritenthal

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, **Stephanie Rene Schritenthal and husband, Ryan Schritenthal,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **24th** day of **July, 2006.**

Notary Public

My Commission Expires: 7/21/07

