Davidson County DEEDWARR
Recvd: 08/23/06 10:45 1 pg
Fees:13.00 Taxes:320.05

20060823-0103810

RECORD AND RETURN TO:
TN TITLE & ESCROW
238 N. Lowry
Smyrna, TN 37167

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 214,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of August, 2006

Notary Public

MY COMMISSION EXPIRES: 4/28/08

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
Michele Johnson **3514 Hobson Pike** **Hermitage,TN 37076**	**SAME**	**07404011800**

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, I/WE,

Hermitage Rentals LLC

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Michele Johnson, unmarried

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

Land lying and being in Davidson County, Tennessee, being Lot No. 16 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 by Deed 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 **3509 / 3511 Magnum Dr. (Duplex), Hermitage, TN 37076 (Duplex)**

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 3rd day of August, 2006

Hermitage Rentals, LLC
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 with whom I am personally acquainted and who upon Her oath(s) acknowledged herself to be the Managing Member respectively of Hermitage Rentals LLC the within named bargainor, and LLC, 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 LLC, and attesting the same as such officer(s).

Witness my hand and official seal this the 3rd day of August, 2006.

My commission expires: 4/28/08

Notary Public

TINA NICHOLS NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE