Davidson County DEEDWARR
Recvd: 09/01/06 14:07 2 pgs
Fees:13.00 Taxes:444.00

20060901-0108476

WARRANTY DEED

ET-06-0522

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Martha Voiter
Affiant

Subscribed and sworn to before me, this 31st DAY OF August, 2006.

Beverly J. Heatherly
Notary Public

MY COMMISSION EXPIRES: 09-16-07
(AFFIX SEAL)

BEVERLY J. HEATHERLY
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Executive Title, LLC
2520 N. Mt. Juliet Road
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Martha Voiter	Martha Voiter	
1044 Jackson Valley Road	(NAME) 1044 Jackson Valley Road	86-7-42
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Hermitage, TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we ROSE MARIE STAUFFER F/K/A ROSE MARIE ALEXANDER, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MARTHA VOITER AND MICHELE LYNN SPINNATO, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 26 on the Plan of Jacksons' Retreat, Phase I, Section Two, of record in Plat Book 5200, Pages 334 and 335, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to John L. Alexander and wife, Rose Marie Alexander by Warranty Deed from Glenn C. Bogitsh and wife, Elizabeth N. Bogitsh recorded Octboer 29, 1986 in Book 7023, Page 44, Register's Office for Davidson County, Tennessee. The said John L. Alexander having since predeceased Rose Marie Alexander.

Ronald J. Stauffer, spouse of Rose Marie Stauffer F/K/A Rose Marie Alexander, joins in this conveyance to relinquish any rights he may have in and to said property.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Jackson's Retreat, as recorded in Plat Book Book 5200, Page(s) 334 and 335.

Declaration of Covenants, Conditions and Restrictions recorded in Book 5741, Page 360.

Terms and provisions of by-Laws of Jackson's Retreat Homeowner's Association recorded in Book 5745, Page 294.

Homeowner's Association Charter in Book 5745, Page 283.

Subject to all existing restrictions and easements of record if any.

unimproved ( )
This is improved (X) property, known as * 1044 Jackson Valley Road, Hermitage, Tennessee 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

*1044 Jacksons Valley Road, 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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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 31st day of August, 2006.

Rose Marie Stauffer

Rose Marie Stauffer

Ronald J. Stauffer

Ronald J. Stauffer

STATE OF Tennessee

COUNTY OF Davidson

On this the 31st day of August, 2006, before me personally appeared Rose Marie Stauffer F/K/A Rose Marie Alexander and husband Ronald J. Stauffer to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 31st day of August, 2006.

Beverly J. Heatherly

Notary Public

BEVERLY J. HEATHERLY
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY, TENN

My Commission Expires: 09-16-07

(SEAL)

RETURN TO:
Executive Title, LLC
2520 N. Mt. Juliet Road
Mt. Juliet, TN 37122
Phone: (615)773-0520