RECORD AND RETURN TO:
SUMNER TITLE & ESCROW LLC
131 INDIAN LAKE BLVD #200
HENDERSONVILLE TN 37075

Davidson County DEEDWARR
Recvd: 09/14/06 08:06 2 pg
Fees:13.00 Taxes:554.45
20060914-0113867

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
SP44875

WARRANTY DEED

LUKE BRADY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires July 24, 2010

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$149,850.00.

Janet Lynn Rosenberg
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
30th DAY OF AUGUST, 2006.

Luke Brady
Notary Public

MY COMMISSION EXPIRES: _____

THIS INSTRUMENT WAS PREPARED BY
SATURN AND MAZER TITLE SERVICES, INC., 212 THIRD AVENUE, N.,NASHVILLE, TENNESSEE 37201

ADDRESS NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL
JANET LYNN ROSENBERG **114 New Castle Ct.** **Goodlettsville, TN 37072**	EverBank 2550 W. Golf Rd Ste 100 Rolling Meadows IL 60008	**26-7-159** **GO 20751**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, ANNA C. FELTS now ANNA C. BELL and husband, ROBERT L. BELL**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY **JANET LYNN ROSENBERG**

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND DAVIDSON **COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:**

Land in Davidson County, Tennessee, being Lot No. 237 on the Plan of Windsor Green, Phase 2, Section 1, of record in Book 6250, Page 989, Register's Office for Davidson County, Tennessee.

SAID Lot No. 237 fronts 39 feet on the northwesterly margin of Newcastle Court and extends back 89.97 feet on the northeasterly line and 100.50 feet on the southerly line to a broken line in the rear measuring 175.64 feet thereon.

Being the same property conveyed to Anna C. Felts, an unmarried person, by deed from Thomas R. Hancock and Katherine P. Hancock, as co-tenants, of record in Instrument Number 20010817-0089046, Register's Office for Davidson County, Tennessee. The said Anna C. Felts now being known as Anna C. Bell and is married to Robert L. Bell. The said Robert L. Bell joins in this conveyance for the purpose of conveying whatever right, title and interest he might have in said property by reason of the marital estate or otherwise.

This is improved property known as 114 Newcastle Court, Goodlettsville, Tennessee 37072

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, their heirs and assigns forever, and we do covenant with 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 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 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 hand this 30th day of August, 2006.

Anna C Bell
ANNA C. FELTS now known as ANNA C. BELL

Robert L. Bell
ROBERT L. BELL

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named ANNA C. FELTS now known as ANNA C. BELL, and husband, ROBERT L. BELL, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 30th day of August, 2006.

NOTARY PUBLIC

My Commission Expires: 5/22/10

ALAN D. MAZER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010