WARRANTY DEED

B-STOEPPLER-06-5048

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $353,000.00

Affiant

Subscribed and sworn to before me, this 27th DAY OF September, 2006.

Notary Public

MY COMMISSION EXPIRES: 3-20-10

(AFFIX SEAL)

CAROL A. CLAWSON
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elisabeth Rose	New Owner (NAME)	
5048 Briarwood Drive (ADDRESS)	(ADDRESS)	147-10-14
Nashville, TN 37211 (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 STEVEN M. STOEPPLER AND CINDY K. STOEPPLER, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ELISABETH ROSE, and Lauri J. Sanders* 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:

*as joint tenants with right of survivorship.

Land in Davidson County, Tennessee, being Lot 215, CALDWELL COUNTRY ESTATES, SECTION THREE, as shown on plat of record in Plat Book 2663, Page 130, 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 Steven M. Stoeppler and Cindy K. Stoeppler by Warranty Deed from Richard C. Moore and wife, Helen L. Moore, recorded on the 4th day of April, 2005 in Instrument No. 20050404-0036372, in the Register's Office of Davidson County, Tennessee.
This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 5048 Briarwood Drive, Nashville, Tennessee 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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 27th day of September, 2006.

Steven M. Stoeppler

Cindy K. Stoeppler

Davidson County DEEDWARR
Recvd: 09/29/06 13:34 2 pgs
Fees:13.00 Taxes:1306.10

20060929-0120794

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Steven M. Stoeppler and Cindy K. Stoeppler, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th day of September, 2006.

Notary Public

My Commission Expires:

(SEAL)

PATRICK MOORE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires MAR. 8, 2010

~~RETURN TO:~~
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903

RETURN TO:
[illegible] Title, LLC
[illegible] General George Patton Dr.
[illegible], TN 37067