WARRANTY DEED

PREPARED BY & RETURN TO:
COMMERCE UNION TITLE, LLC
5200 MARYLAND WAY STE 110
BRENTWOOD, TN. 37027

P-06-123

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $127,900.00

Affiant

Subscribed and sworn to before me, this 25th DAY OF October, 2006.

SHEILA McCORD NOTARY PUBLIC AT LARGE (AFFIX SEAL) SUMNER COUNTY, TENNESSEE My Comm. Exp. 03/05/2007

Notary Public

MY COMMISSION EXPIRES:

Davidson County DEEDWARR
Recvd: 11/03/06 10:53 2 pgs
Fees:13.00 Taxes:473.23

20061103-0136812

THIS INSTRUMENT WAS PREPARED BY:
Prestige Title, LLC
1600 Westgate Circle, Ste. 200
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eric Herchenhahn	SAME	
123 Westfield Drive	(NAME)	128-13-0A-123.00CO
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we DAVID NEESE AND WIFE, ERIN NEESE, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto ERIC HERCHENHAHN, UNMARRIED, hereinafter called the Grantees, 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. 123 on the plan of Westfield Condominiums, (formally the Hamlet), a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated and as established by a Master Deed, of record in Book 6831, page 982, Register's Office for said County, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the plat of Westfield Condominiums, as of record in Book 6250, page 748, said Register's Office, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to David Neese and wife, Erin Neese, by Deed from Sherry H. Ferrelli, unmarried, dated July 16, 2001, of record in Instrument No. 20010718-0076181, Register's Office for 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 123 Westfield Drive, Nashville, Tennessee 37221
(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 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/our hand(s) this 25th day of October, 2006.

David Neese

Erin Neese

STATE OF TENNESSEE

COUNTY OF Williamson

I, Carol T. Baker, a Notary Public of the County and State first above written, do hereby certify that David Neese and wife, Erin Neese personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 25th day of October, 2006.

Notary Public

My Commission Expires: 2/05/09

(SEAL)

CAROL T. BAKER
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.

PREPARED BY & RETURN TO:
COMMERCE UNION TITLE, LLC
5200 MARYLAND WAY STE 110
BRENTWOOD, TN. 37027

RETURN TO:

PRESTIGE TITLE, LLC
1600 Westgate Circle, Ste. 200
BRENTWOOD, TN 37027
615-515-6800