Davidson County DEEDWARR
Recvd: 11/03/06 13:45 2 pgs
Fees:13.00 Taxes:436.60

20061103-0137041

Prepared By & Return To:
Infinity Title, LLC
402 BNA Drive, Suite 401
Nashville, TN 37217
06-3433

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 118,000.00.

Affiant

SCOTT McALILEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 31st day of October, 2006.

Notary Public

Commission Expiration: 1-25-10

ADDRESS OF NEW OWNER:
Aaron Herring
4913 Shadowlawn Drive
Hermitage, TN 37076

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL:
076-05-0/042.00

WARRANTY DEED

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, WE,

Titan Financial, LLC

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Aaron Herring, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 39 of the Plan for Hidden Hills Subdivision of record in Book 4860, page 143, Register's Office for said County.

Said Lot 39 fronts 80.0 feet on the southwesterly side of Shadowlawn Drive and runs back with parallel lines 150.0 feet to a rear line which measures 80.0 feet on said lot.

Being the same property conveyed to Stacy Swift Henslee on 10/31/1986, by deed from James H. Duncan and Patricia T. Duncan, filed for record on 11/05/1986 in Book 7030, page 978, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Titan Financial, LLC on 05/17/2006, by deed from Stacy Swift Henslee, unmarried, filed for record on 05/22/2006 in Instrument No. 20060522-0059593, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the source of title shown above.

This is improved property known as: **4913 Shadowlawn Drive 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 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 31st day of October, 2006.

Titan Financial, LLC
By:

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____, 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 at _____, Tennessee this _____ day of _____, 2006.

_____
Notary Public

Commission Expiration:

STATE OF TENNESSEE
COUNTY OF _____

On this the _____ day of _____, 2006, before me personally appeared _____, to me known to be the person who executed the foregoing instrument in behalf of _____ as Attorney in Fact, and who acknowledged that he/she executed the same as the free act and deed of said _____. Witness my hand and official seal.

_____
Notary Public

Commission Expiration:

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public in and for said County and State, personally appeared Joshua Smith, with whom I am personally acquainted, and who, upon oath, acknowledged himself/herself to be the President of Titan Financial, LLC, the within named bargainor, a corporation, and that he/she as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself/herself as President.

Witness my hand and official seal at office this 31st day of October, 2006.

_____
Notary Public

Commission Expiration: 1-23-10

SCOTT McALILEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY