Davidson County DEEDWARR
Recvd: 12/08/06 14:04 2 pgs
Fees:13.00 Taxes:625.30

20061208-0152095

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $169,000.00

Affiant

Subscribed and sworn to before me, this 21st day of November, 2006.

Notary Public
My commission expires: 11-13-07

SHELBY V. STREET NOTARY PUBLIC DAVIDSON COUNTY, TN

03-0611-34210

Address of New Owner:	Send Tax Bills to:	Tax Information
Dan Sommers 824 Crescent Hill Road Nashville TN 37206	New Owner	83-06-0-258

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Diane E. Gatto, unmarried, and Margaret A. Schrader, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Dan Sommers and wife, Rita Davidson, hereinafter called the Grantees, their successors 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 26 as shown on the Plan of Rosebank Meadows, Phase One, of record in Book 9700, Page 531, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being said the same property conveyed to Diane E. Gatto, unmarried, and Margaret A. Schrader, unmarried, as joint tenants with the rights of survivorship, by deed from Rosebank Meadows Subdivision, LLC, dated April 28, 2004, recorded May 12, 2004, of record in Instrument No. 20040512-0055426, rerecorded in Instrument No. 20040823-0101356, Register's Office for Davidson County, Tennessee
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 824 Crescent Hill Road, Nashville, TN 37206

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 21st day of November, 2006.

Diane E. Gatto by Angela O'Neil Attorney in fact
Diane E. Gatto

Margaret A. Schrader by Angela O'Neil Attorney in fact
Margaret A. Schrader

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 Angela O'Neil, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for Diane E. Gatto and Margaret A. Schrader and that she is authorized by Diane E. Gatto and Margaret A. Schrader to execute this instrument on their behalf.

Witness my hand and official seal at Nashville, TN, this 21st day of November, 2006.

Karen Colbert
Karen Colbert
State of Tennessee at Large

My commission expires: 7-24-10

KAREN COLBERT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY