Return to:
NATCHEZ TITLE & ESCROW, LLC
717 Old Hickory Boulevard
Suite A
Brentwood, TN 37027
www.natcheztitle.com

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Jeramie Lantz
1241 Andrew Donelson Drive
Hermitage, Tennessee 37076

SEND TAX BILL TO:
Sun Trust Mortgage
201 4th Avenue North
Nashville, TN 37219

MORTGAGEE:

Davidson County DEEDWARR
Recvd: 02/07/07 10:38 2 pgs
Fees:13.00 Taxes:850.63
20070207-0015984

MAP	**75-11**
GROUP	**A**
PARCEL	**42.00 CO**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Douglas J. Delaney and wife, Kelly S. Delaney,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Jeramie Lantz and Kaci Weakley**, 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. 51 on the Plan of Phase Two, Heritage Meadows, of record in Plat Book 9700, page 525, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description thereof.

Being the same property conveyed to Douglas J. Delaney and wife, Kelly S. Delaney by deed from Frank Batson Homes, Inc. of record in Book 11540, page 186, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2007 and subsequent years.

This is **improved** property known as **1241 Andrew Donelson Drive, Hermitage, Tennessee 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, GRANTORS do covenant with the said GRANTEES that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 our hands this the **26th** day of **January, 2007.**

Douglas J. Delaney

Kelly S. Delaney

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Douglas J. Delaney and wife, Kelly S. Delaney**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 26th day of January, 2007.

Robert M. Loffi
NOTARY PUBLIC

ROBERT M. LOFFI NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 7/19/2008

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $229,900.00.

AFFIANT

Subscribed and sworn to before me on this 26th day of January, 2007.

NOTARY PUBLIC

EDWARD B. BALDWIN, III STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

My Commission Expires: 7/24/10