THIS DOCUMENT PREPARED BY ~~(AND AFTER RECORDING RETURN TO):~~
Talbott Title & Escrow, LLC
213 Ward Circle
Brentwood, TN 37027
Telephone: 615-661-8099
File No. 07-1047

RETURN TO: Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

Property Address: 909 Bexhill Court S., Hermitage, TN 37076

Davidson County DEEDWARR
Recvd: 03/14/07 13:14 2 pgs
Fees:12.00 Taxes:0.00
20070314-0031315

---Above This Line Reserved For Official Use Only---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Gregory Maggio, married**, hereinafter referred to as "Grantor", has this day bargained and sold, and by these presents does hereby transfer and convey unto **Kristin Bledsoe and Ben Bledsoe, Trustees of The Cami Revocable Living Trust Agreement dated March 9, 2007,** hereinafter "Grantee(s)", the following lands and property, together with all improvements located thereon, lying in the **City of Hermitage, County of Davidson**, State of Tennessee, to-wit:

Land in Davidson County, Tennessee being Lot No. 31 on the Plan of Wembley Downs, Section Four, as shown by plat of record in Plat Book 7900, Page 456, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Gregory R. Maggio, a Married Man by Warranty Deed from Michael D. Pugh, Sr., dated June 12, 2003 and filed June 16, 2003 of record in Instrument No. 20030616-0082638, Register's Office for Davidson County, Tennessee.
Zuleena Maggio joins in this conveyance to convey any and all martial interest she may have in said property.

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by grantors, if any, which are reserved by Grantors.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantor by virtue of a deed from Michael D. Pugh, Sr., Married, dated June 12, 2003, and recorded June 16, 2003, in the Register of Deeds for the City of Hermitage, County of Davidson, as Document No. 20030616-0082638.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2007 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] is not a part of the homestead of Grantor, or [X] is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

Grantor does hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $139,900.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

WITNESS Grantor's hand this 9th day of March, 2007.

_____{Seal}
Gregory Maggio

_____{Seal}
Zuleena Maggio

STATE OF TENNESSEE
CITY OF HERMITAGE, COUNTY OF DAVIDSON

On this the 9th day of March, 2007, before me the undersigned officer, personally appeared Gregory Maggio and Zuleena Maggio, known to me (or satisfactorily proven) to be the party executing the foregoing instrument and he acknowledged that he, executed same as his free act and deed.

_____
Notary Public

My Commission expires: 1-23-2011

New Owner
Grantee's Name, Address, Phone:
Kristin Bledsoe and Ben Bledsoe, Trustees of The Cami Revocable Living Trust Agreement dated March 9, 2007
909 BEXHILL COURT S.
HERMITAGE, TN 37076

MAP & PARCEL NO:64-16-C-78

SEND TAX STATEMENTS TO:

NEW OWNER

I, or we, herby swear that to the best of the affiants knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $139,900.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale. *

Affiant: Carol A. Clawson

Subscribed ~~and sworn to~~ before me this 9 day of March, 2007.

_____
~~Notary Public~~

My Commission expires: 12/09/07

LAURA D. PERRY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

* Exempt, Property being Conveyed to a Revocable Trust.