THIS INSTRUMENT PREPARED BY:
CHERNAU, CHAFFIN & BURNSED, PLLC
One American Center
3100 West End Avenue, Suite 550
Nashville, TN 37203
(615) 460-7478

Davidson County DEEDWARR
Recvd: 03/19/07 10:27 2 pgs
Fees:13.00 Taxes:998.63
20070319-0032898

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Tax Map: 098-05-0-B018.00

The actual consideration or value, whichever is greater, for this transfer is $269,900.00

Jammy Duncan
Affiant

Subscribed and sworn to before me this the 14 day of March, 2007.

My Commission Expires: 6/9/07

Mandy S
Notary Public

MANDY ALSUP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

ADDRESS NEW OWNER(S) AS FOLLOWS:
Cheryl Rudnicke
(Name)
6121 Bay Pointe Dr.
(Street Address)
Hermitage TN 37076

SEND TAX BILLS TO:
~~SAME~~ Countrywide Home Loans
(Name)
2021 N. Gallatin Rd Ste 280
(Street Address)
Madison TN 37115

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee," and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **Jaime Hassett and Danielle Hassett, as joint tenants with right of survivorship ,** hereinafter called the "Grantor," has bargained and sold, and by these presents does transfer and convey unto **Cheryl Rudnicke** hereinafter collectively called the "Grantee," a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being lot No. 18 on the First Revision Final Plat on the Plan of Baypointe Subdivision, Phase 1, as shown on plat of record in Instrument No. 20000621-0061773, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being part of the same property conveyed to Jamie Hassett and Danielle Hassett, as joint tenants with right of survivorship in Instrument No. 20030721-0101708 recorded 7/21/03, Register's Office for Davidson County, Tennessee.

BEING improved property known as: 6121 Bay Pointe Drive, Hermitage, TN 37076.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have prorated between Grantor and Grantee and assumed by the Grantee herein.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantee," he is successors and/or assigns forever; and "Grantor" does covenant with the said "Grantee" that has 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 "Grantor" does further covenant and bind themselves, their heirs and/or assigns to warrant and forever defend the title to the said land to the said "Grantee," their successors and/or assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the "Grantor" has caused their name to be affixed hereto on this 14 day of March, 2007.

Jamie Hassett

Danielle Hassett

Danielle Hassett

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said County and State, Jamie Hassett and Danielle Hassett with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal in 14th day of March, 2007.

Notary Public

LINDA F. BURNSED
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

My Commission Expires: 1/24/09

Y:\jking\Residential Closing Forms\Warranty Deed.doc