Return to:
This Instrument Prepared By:
Title Enterprise Service Company, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
2070118

Davidson County DEEDWARR
Recvd: 05/02/07 10:39 2 pgs
Fees:13.00 Taxes:495.62
20070502-0052331

Send Tax Bills To:

SAME / NEW OWNER

New Owner is:
Cassandra Larkin
108 Saddlestone Court South
Hermitage, TN 37076

MAP: 086-12-0-115.00

PARCEL:

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Ricky R. Robertson** , hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Cassandra Larkin, an unmarried woman**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Property Address: **108 Saddlestone Court South, Hermitage, TN 37076**

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

Being Lot Number 22 on the Plan of Final Plat Rockwood Estates of record in Instrument No. 2000010130102078, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Ricky R. Robertson from Universal Builders, LLC., by Warranty Deed dated November 2, 2001 and recorded November 6, 2001 in Instrument No. 20011106-0121986, Register's Office for Davidson County.

This conveyance is subject to Restrictions of record in Instrument #20010228-0018556 and all matters of record on plat in Instrument No. 2000010130102078, Register's Office for Davidson County.

Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives

to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 30th day of April, 2007.

GRANTOR(S):

RICKY R. ROBERTSON

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Ricky R. Robertson** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 30th day of April, 2007.

M. LYNN BODDEN NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

NOTARY PUBLIC
My Commission Expires: 10-14-2009

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is **$133,950.00**.

AFFIANT

SWORN TO and subscribed before me this 30th day of April, 2007.

M. LYNN BODDEN NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

NOTARY PUBLIC
My commission expires: 10-14-2009