WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/18/07 14:31 2 pgs
Fees:13.00 Taxes:813.63

20070718-0085586

Please Return To
REALTY TITLE & ESCROW
4721 ANDREW JACKSON PKWY
HERMITAGE, TN 37076

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 219,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of July 2007.

Notary Public:

MY COMMISSION EXPIRES: 06/03/2010

(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE NOTARY WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Darren A. Rothenberg	Magna Bank f/k/a 1st Trust	Map 097
4813 Peninsula Point	P.O. Box 17257	Group 16-0-A
Hermitage, TN 37076	Memphis, TN 38187	Parcel 112

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Jennifer D. Larson, f/k/a Jennifer D. Boyd and husband, Nathaniel D. Larson

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Darren A. Rothenberg, an unmarried man and Hana M. Vincent, an unmarried woman
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:

BEING Lot No. 112, on the Plan of The Peninsula, Phase Three, Section Two, a Planned Unit Development, of record in Book 9700, Page 841, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Jennifer D. Boyd and Nathaniel D. Larson by deed from Cambridge Homes, Inc., of record in Instrument 20020805-0093733, dated July 31, 2002, Register's Office for said County.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 9564, Page 693; Book 9754, Page 35; Book 9977, Page 359; Book 10333, Page 219; Book 11258, Page 85; Book 10973, Page 39; Book 11181, Page 371; Instrument 200008220083193; and Instrument 200303130033780, said Register's Office.

This conveyance is made subject to: (1) 2007 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 9700, Page 841, said Register's Office.

Jennifer D. Larson and Jennifer D. Boyd being one in the same person.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 4813 Peninsula Point, Hermitage, TN 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 we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this 16th day of July, 2007.

Jennifer D. Larson

Nathaniel D. Larson

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 Jennifer D. Larson and Nathaniel D. Larson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the
purposes therein contained.
Witness my hand and official seal at Nashville, Tennessee, this 16th day of July, 2007.

My Commission Expires: 3/7/11

Notary Public

