## CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Custodian

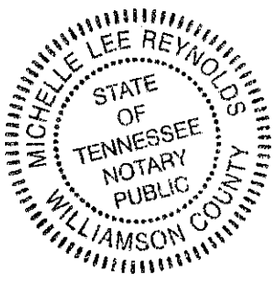
Cumberland Title

Davidson County DEEDWARR
Recvd: 10/11/07 13:25 4 pgs
Fees:23.00 Taxes:1035.63
20071011-0121027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Michelle L. Reynolds, a notary public for this county and state, Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL)




Notary Public

My Commission Expires: June 20, 2011

900

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $279,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of September, 2007

Notary Public

MY COMMISSION EXPIRES: July 16, 2011
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Stewart Title Guaranty Company, 1980 Post Oak Blvd, Houston, TX 77056

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Emily Anderson | First Tennessee Home Loans | 08313038100 |
| 1519 Russell Street (NAME) | 100 Blue Grass Commons, Ste. (NAME) | 100 |
| Nashville, TN 37206 (ADDRESS) | Hendersonville, TN 37075 (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

*THIS INDENTURE,* made and entered into this 28 day of September, 2007, by and between REBECCA L. ROBERGE, A SINGLE WOMAN, party of the first part, and Emily Anderson and Brandon Meredith, joint tenants with rights of survivorship, party of the second part,

*WITNESSETH:* That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate situated and being in the County of DAVIDSON, State of Tennessee, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Being the same property conveyed to REBECCA L. ROBERGE, A SINGLE WOMAN by deed from Danny T. Eaton ~~XXXXXXXXXXXXXXXXX~~ and filed of record in Record Book **, page ____, Register's Office for DAVIDSON County, Tennessee. **Instrument No. 20040123-0009049

Subject to Restrictions of record in Deed Book XXXXXX, Page XXXXXX, Deed Book XXXXXX, page XXXXXX, Deed Book XXXXXXX, page XXXXX, and Deed Book XXXXXXX, page XXXXXXXX, said Register's Office. Further subject to easements, covenants, agreements, and mineral exceptions, if any, of record.

*TO HAVE AND TO HOLD* the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the afore described real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for

**See Exhibit B for exceptions to title**

; and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity is referred to, and pronouns shall be construed according to their proper gender and number according to the context of this instrument.

*IN WITNESS WHEREOF,* the party of the first part has caused this instrument to be executed the day and year first above written.

Rebecca L Roberge

REBECCA L. ROBERGE

STATE OF Tennessee

COUNTY OF Davidson

Before me, a Notary Public in and for said County and State, personally appeared REBECCA L. ROBERGE, individual(s) who executed the foregoing instrument and acknowledged that the same is said individual(s) free and voluntary act and deed.

Witness my hand and official seal at Nashville, TN this 11 day of Jan, 07.

Commission expires:
7/24/2010

Notary Public



File No.: 261201126

## EXHIBIT A

BEING Lot No. 61 and the westerly 5.0 feet of Lot No. 62, Block G on the Map of Subdivision of the Lindsley Home Place of record in Plat Book 2, Page 92, of the Register's Office of 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 Rebecca L. Roberge by deed from Danny T. Eaton, Married, dated January 16, 2004 and recorded on January 23, 2004 in Instrument No. 20040123-0009049, Register's Office for said County.

## EXHIBIT B

Subject to all matters as set forth per Plat Book 2, Page 92, Register's Office of said County.