WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/24/07 12:58 2 pgs
Fees:13.00 Taxes:432.90

20071024-0125801

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$117,000.00.**

Affiant

HOUSTON RUDY NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

Subscribed and sworn to before me this 19 day of October, 2007.

Notary Public
My Commission expires: 10/06/09
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Michael Hebert		106-13-0-052.00
2027 Rosemary Lane	Same	
Nashville, TN 37210		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Cindy K. Stoeppler**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Michael Armand Hebert, unmarried,** her heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

*Said property was owned solely as investment property and was at no time the primary residence of Grantor and/or Grantor's spouse.

Being Lot No. 54 on the plan of Woodycrest, Section One, of record in Book 1835, page 25, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot no. 54 fronts 71.7 feet on the west side of Rosemary Lane and runs back between lines, 157 feet on the north line and 160.2 feet on the south line to a dead line measuring 103.6 feet thereon.

Being the same property conveyed to Cindy K. Stoeppler, by deed from Aubrey Hiam, on May 21, 2007, of record in Instrument Number 20070522-0060928, page , Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 1835, page 25, Register's Office Davidson County, Tennessee.

This is improved property known as: **2027 Rosemary Lane, Nashville, TN 37210**

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 GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 October 19, 2007.

Cindy Stoeppler

Cindy Stoeppler

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Cindy K. Stoeppler** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this October 19, 2007

My commission expires 8/23/11

Notary Public

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Return to:

Property Title and Escrow, Inc.
113 Hazel Path Suite 1
Hendersonville, TN 37075