Davidson County DEEDWARR
Recvd: 12/10/07 13:32 2 pgs
Fees:13.00 Taxes:333.00

20071210-0142335

State of Tennessee)
County of Williamson)

The actual consideration or value, whichever is greater, for this transfer is $90,000.00.

J. Catignani
Affiant

Subscribed and sworn to before me, this 27th day of November, 2007.

Notary Public: Devon J. Sutherland
My Commission Expires: 12/09/08

DEVON J. SUTHERLAND STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.

WARRANTY DEED

Name and Address and New Owner:	Send Tax Bills To:	Map/Parcel Number:
Jennifer R. Catignani 613 Lischey Avenue Nashville, TN 37207	New Owner	08207036300

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Brad S. Robertson, unmarried**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Jennifer R. Catignani**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 7 on the Plan of Village Manor, as shown on plat of record in Plat Book 3300, Page 55, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

SAID Lot No. 7 fronts 18.33 feet on the Easterly side of North 4th Street, and extends back 158.89 feet on the Northerly line and 158.88 feet on the Southerly line, to an alley in the rear on which it measures 18.33 feet.

BEING the same property conveyed to Katherine Dotson, unmarried by Final Decree of Divorce from Bobby Leroy Dotson, dated June 27, 1974, recorded Juen 27, June 29, 1979, in Book 5456, Page 742, Register's Office for Davidson County, Tennessee, thence to Tim L. Tomlin, unmarried by Warranty Deed from Katherine Dotson, unmarried, dated July 13, 2007, recorded August 8, 2007, in Instrument Number 20070808-0094930, Register's Office for Davidson County, Tennessee, thence to Brad S. Robertson, unmarried by Warranty Deed from Tim L. Tomlin, unmarried, dated August 17, 2007, recorded September 7, 2007, in Instrument Number 20070907-0107502, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

Taxes and assessments for the year 2008 and subsequent years.

Subject to conditions, easements, restrictions, and/or building set-back lines that appears on the plat of record in Plat Book 3300, Page 55, Register's Office for Davidson County, Tennessee.

Restrictive Covenants of record in Book 3368, Page 23, Book 3375, Page 261, Book 3399, Page 276 and Book 3405, Page 462, Register's Office for Davidson County, Tennessee.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as: 613 Lischey Avenue, Nashville, TN 37207

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. Grantors covenant with said Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and encumbrances of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness my/our hand(s) ~~this the 27th~~ day of November, 2007.

Brad S. Robertson

State of Tennessee)
County of Williamson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named Brad S. Robertson, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 27th day of November, 2007.

Commission Expires: 12/09/08

Notary Public: Devon J. Sutherland

DEVON J. SUTHERLAND
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.

This Instrument Prepared By:

Highland Title, LLC.
394 West Main Street, Suite B-5
Hendersonville, TN 37075