Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 03/11/08 14:35 2 pgs
Fees:13.00 Taxes:477.30
20080311-0024612

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $129,000.00

Virginia Ostrander
Affiant

Subscribed and sworn to before me, this 27th day of February, 2008.

Notary Public
My commission expires:

KATHLEEN MOSS NOTARY PUBLIC WILSON COUNTY TENNESSEE My Comm. Exp. Feb. 2, 2012

06-0801-72963

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Chris M. Bates	Chris M. Bates	086-08-0-012.00
500 Jackson Thistle	500 Jackson Thistle	
Hermitage TN 37076	Hermitage, TN 37076	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Dean C. Ostrander and wife, Virginia D. Ostrander fka Virginia D. Brough, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Chris M. Bates, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 150, on the Plan of Jackson's Retreat, Phase III, of record in Book 5200, Pages 517-518, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Virginia D. Brough and Dean C. Ostrander by deed from Sheri Ann Deets McCamish and husband, Michael McCamish, dated August 30, 2004, recorded September 1, 2004, of record in Instrument No. 20040901-0105874, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 500 Jackson Thistle, 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 27th day of February, 2008.

Dean C. Ostrander

Virginia D. Ostrander

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Dean C. Ostrander and Virginia D. Ostrander, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 27th day of February, 2008.

Kathleen Tomlinson
~~Davidson~~

My Commission expires 1-17-12

KATHLEEN A. TOMLINSON
NOTARY PUBLIC
STATE OF TENNESSEE
WILSON COUNTY
My Commission Expires January 17, 2012