Davidson County DEEDWARR
Recvd: 04/16/08 09:37 2 pgs
Fees:13.00 Taxes:399.60

20080416-0038352

Prepared by:
Com Unity Title, LLC
100 Doyle Hill Road
Charlotte, TN 37036

STATE OF TENNESSEE
COUNTY OF DICKSON
The actual consideration or value, whichever is greater, for this transfer is $108,000.00

Affiant

Subscribed and sworn to before me, this 10th day of April, 2008.

JULIE COONE
STATE OF TENNESSEE
NOTARY PUBLIC

Notary Public
My commission expires: 7/24/2010

01282008

| Address of New Owner: | Send Tax Bills to: | MAP & PARCEL |
|---|---|---|
| Sheila F. Lehrke | Sheila F. Lehrke | Map 150-11-0 |
| 3337 Towneship Road | 3337 Towneship Road | Parcel 141.00 |
| Antioch, TN 37013 | Antioch, TN 37013 | |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Charles E. Bretz and wife, Kim Bretz, referred to as Grantors, have bargained and sold and hereby transfers and conveys to Sheila F. Lehrke, unmarried, hereinafter called the Grantee, his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 202 on the plan of Towne Village of the Country, Section 3, as of record in Plat Book 5200, pages 268-269, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Charles E. Bretz, by Quitclaim Deed from Lee Ann Bretz, unmarried, dated June 28, 2004, recorded May 5, 2004 of record in Instrument No. 20040806-0094977, Register's Office for Davidson County, Tennessee.

Property also known as 3337 Township Road, Antioch, TN 37013

Kim Bretz, the spouse of Charles E. Bretz, hereby joins in the conveyance to convey any marital interest in and to the said property, by virtue of marriage to Charles E. Bretz.

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 3337 Towneship Road, Antioch, TN 37013

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 the said Grantees that Grantors 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. Grantors do further covenant and bind theirselves, 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 10th day of April 2008.

Charles E. Bretz

STATE OF TENNESSEE
COUNTY OF DICKSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named, Charles E. Bretz and wife, Kim Bretz, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand in Dickson, TN, this 10th day of April, 2008.

STATE OF TENNESSEE NOTARY PUBLIC DICKSON COUNTY

Notary Public (Julie Coone)
State of Tennessee at Large

My Commission expires: 7/24/2010