Davidson County DEEDWARR
Recvd: 07/25/08 11:19 2 pg
Fees:13.00 Taxes:697.45
20080725-0076342

Return to: CLG Title and Escrow Services LLC
1104B Fatherland St., Nashville, TN 37206

#634

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Brent Hendrich and Lisa Hendrich	Regions Bank dba Regions Mortgage	Map 162-16-0D
5449 Reagan Run	2050 Parkway Office Cir	Parcel 025.00-CO
Antioch, TN 37013	Birmingham, AL 35244	

This instrument prepared by: Southern Land Title & Escrow, Inc., 934 Oldham Drive, Suite 100-A, Nolensville, TN 37135

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Robert Schoenberger, unmarried,** (The "Grantor") have bargained and sold, and by these presents does transfer and convey unto **Brent Hendrich and Lisa Hendich, joint tenants with right of survivorship and not as tenants in common,** (The "Grantees"), their heirs and assigns certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County Tennessee, being Lot No. 32 on the Plan of Section Two, Honey Brook Subdivision, a residential Planned Unit Development, of record in Book 7900, page 297, said Register's Office to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Robert Schoenberger, unmarried by quitclaim deed dated January 14th, 2004 from Edward C. Schoenberger, married of record in Instrument No. 20040126-0009877, said Register's Office.

This is the same description as used in the last deed of record.

This conveyance is subject to the following:

1. **2008 Taxes, a lien not yet due and payable and assumed by Grantee.**
2. **Restrictions of record in Book 8289, page 145, Book 8298, page 198, and in Book 8434, page 447, said Register's Office.**
3. **Charter of record in Book 8298, page 200, said Register's Office.**
4. **HOA of record in Book 8398, page 457 and in Book 7900, page 242, said Register's Office.**
5. **Any and all matters appearing on the Plan of record in Plat Book 7900, page 297, said Register's Office.**

This is improved property commonly known as **5449 Reagan Run, Antioch, TN 37013**

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

The actual consideration or value, whichever is greater for this transfer is $188,500.00.

Affiant

Subscribed and sworn to before me this
22nd day of July, 2008

Notary Public:
My Commission Expires: 01/22/2011

JUDY PAINTER-ROSE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires January 22, 2011

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and/or assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 22nd day of July, 2008.

Robert Schoenberger

[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 **Robert Schoenberger**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged **HE** executed the within instrument. WITNESS my hand and official seal at Nolensville, Tennessee, this 22nd day of **July, 2008.**

Notary Public:
My Commission Expires: 01/22/2011

JUDY PAINTER-ROSE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires January 22, 2011