Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

Davidson County DEEDWARR
Recvd: 08/05/08 13:35 2 pgs
Fees:13.00 Taxes:621.60

20080805-0080669

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $168,000.00

Affiant

Subscribed and sworn to before me, this 1st day of August, 2008.

Notary Public
My commission expires: 05/03/2010

STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

05-0807-64285

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Robert Ebel	TBW	87-01-0 A 142.00 CO
3608 Caledon Court	1417 N. Magnolia Avenue	
Hermitage TN 37076	Ocala, FL 34475	

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, **Bryan E. Hansen, an unmarried man and, Natalia Y. Monina, f/k/a Natalia Y. Hansen, an unmarried woman**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Dawn Ebel and husband, Robert Ebel**, 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. 69, on the Plan of Section Four, Chesney Glen, of record in Book 9700, Page 844, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Bryan E. Hansen and wife, Natalia Y. Hansen by deed from Charles W. Martin and wife, Talitha M. Martin, dated August 3, 2002, recorded October 18, 2002, of record in Instrument No. 20021018-0128233, Register's Office for Davidson County, Tennessee.

Bryan E. Hansen and Natalia M. Hansen having since been divorced by Final Divorce Decree, filed of record in the Circuit Court for Sumner County, Tennessee, Case No. 29801-C.

Natalia Y. Monina and Natalia Y. Hansen are one in the same person.

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 3608 Caledon Court, 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 31st day of July, 2008.

Natalia Y. Monina

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Natalia Y. Monina**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Hendersonville, TN, this 31st day of July, 2008.

Notary Public
State of Tennessee at Large

My Commission expires: 5/22/10

BRANDON PELIZZARI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WITNESS my hand this 1st day of AUGUST, 2008.

Bryan E. Hansen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Bryan E. Hansen**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Hermitage, TN, this 1st day of AUGUST, 2008.

Notary Public
State of Tennessee at Large

My Commission expires: 5/22/2010

ANGELA A. RAMSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires: 5/22/2010