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

STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ Wilson
The actual consideration or value, whichever is greater, for this transfer is $286,900.00

Affiant

Subscribed and sworn to before me, this 7th day of August, 2008.

Notary Public
My commission expires: 12.30.08

LISSA GROOM STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

05-0806-64271

Address of New Owner:	Send Tax Bills to:	Tax Information
Edward Witherspoon 1813 Kaylee Meadow Lane Hermitage TN 37076	NEW OWNER	098-13-0-C 105.00CO

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, **John Clarke Easdale, an unmarried man and Britney Ann Rothman, an unmarried woman**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Edward Witherspoon**,* 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: *an unmarried man

Land in Davidson County, Tennessee, being Lot No. 118, on the Plan of Phase Four, Section One,The Meadows of Seven Points, of record in Instrument No. 20040227-0022425, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to John Clarke Easdale and Britney Ann Rothman, both unmarried by deed from Frank Batson Homes, Inc., dated May 2, 2005, recorded May 5, 2005, of record in Instrument No. 20050505-0050922, 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 1813 Kaylee Meadow Lane, 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.

Davidson County DEEDWARR
Recvd: 08/12/08 11:44 3 pgs
Fees:18.00 Taxes:1061.53
20080812-0082890

WITNESS my hand this 7th day of August, 2008.

John Clarke Easdale

Britney Ann Rothman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **John Clarke Easdale and Britney Ann Rothman**, 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 Hendersonville, TN, this 7th 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

CERTIFICATE OF AUTHENTICITY

I, Mandy Alsup, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Attorney or Custodian

Cumberland Title

STATE OF TENNESSEE

COUNTY OF Wilson

Personally appeared before me, Lissa Groom, a notary public for this county and state Mandy Alsup, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

WILSON COUNTY
LISSA GROOM
STATE OF TENNESSEE
NOTARY PUBLIC
(SEAL)

Lissa Groom
Notary Public

My Commission Expires: 12/30/2008

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