Prepared by & Return to:
Commerce Union Title, LLC
100 Bluegrass Commons Blvd., #2110
Hendersonville, TN 37075

This instrument prepared by:
Access Title & Escrow Inc
1227 Cumberland Street
Decherd, TN 37324

Send Tax Bills to property owner:
Natalie A. Hoffman
149 Thistle Ln.
Hermitage, TN 37076

Davidson County DEEDWARR
Recvd: 09/08/08 14:10 2 pg
Fees:13.00 Taxes:407.00
20080908-0091893

WARRANTY DEED

Map-Parcel Numbers: 086; GROUP 14 OA; 149.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Lydia Anne Morgan a/k/a Lydia Anne Leggett and husband, Christopher Jennings Leggett, hereinafter called the grantors, have bargained and sold, and by these presents do transfer and convey unto Natalie A. Hoffman, Unmarried, hereinafter called the grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land located in Davidson County, Tennessee and being fully described as follows to-wit:

Land in Davidson County, Tennessee, being Unit No. 149 on the Plan of Hermitage Meadows Subdivision, Stage Two, of record in Book 5200, Page 682, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

DESCRIPTION WAS COPIED FROM PREVIOUS DEED. NO NEW SURVEY WAS PERFORMED.

BEING the same property conveyed to Lydia Anne Morgan (now Lydia Anne Leggett) by deed from Kevin W. Sherrill and wife, Ellen Sherrill, dated January 27, 2006 and filed January 31, 2006 of record in record number 20060131-0011748, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all terms and provisions of the Master Deed and By-Laws, of record in Book 6034, Page 365, Book 6034, Page 383; as amended in Book 7660, Page 612, and Instrument Number 20010327-0029002, said Register's Office.

This conveyance is subject to all terms and provisions of the Charter of Hermitage Meadows Home Owners Association of record in Book 6034, Page 376, Book 7466, Page 25, and Book 8275, Page 843, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 6034, Page 365, Register's Office for said County and all terms and provisions of Plat Book 5200, Page 682.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback line, easements and rights of way for public utilities.

The said Christopher Jennings Leggett joins in this conveyance to convey and and all marital interest he may have in said property.

This is improved (X) or unimproved ( ) property, known as :
149 Thistle 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 GRANTEE, his/her heirs and assigns forever, and we do covenant with the said GRANTEE that we 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his/her 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, our hand (s) this the 28th day of August, 2008.

Lydia Anne Morgan a/k/a Lydia Anne Leggett

Christopher Jennings Leggett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lydia Anne Morgan a/k/a Lydia Anne Leggett and husband, Christopher Jennings Leggett, the bargainor with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this the 28th day of August, 2008.

THERESA L. GREEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF FRANKLIN

My Commission Expires: 12/05/11 Notary:

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State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $110,000.00.

Affiant

Subscribed and sworn to before me, this 28th day of August, 2008.

Notary:

My Commission Expires: 12.17.2011

CARLA JOHNSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY