Davidson County DEEDWARR
Recvd: 09/10/08 10:09 2 pgs
Fees:13.00 Taxes:499.50

20080910-0092573

Prepared by:
Realty Title & Escrow Company, Inc.
291-D Clear Sky Court
Clarksville, TN 37043

STATE OF TENNESSEE
COUNTY OF MONTGOMERY
The actual consideration or value, whichever is greater, for this transfer is $135,000.00

Affiant

LUTHER P. RAMSEY III
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Subscribed and sworn to before me, this 25th day of August, 2008.

Notary Public
My commission expires: 8/21/2011

14-0807-143682

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Andrew J. Deere | Franklin American Mortgage | 76-06-0-009 |
| 8411 Gullett Drive | 501 Corporate Centre Drive, #400 | |
| Hermitage TN 37076 | Franklin, TN 37067 | |

## 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, Pamela G. Land, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Andrew J. Deere, 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. 243, on the Plan of Hermitage Estates, of record in Book 3300, Page 71, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Pamela G. Land, unmarried, by deed from Karl D. Bohnert and wife, Sherrill K. Bohnert, dated November 10, 2000, recorded November 14, 2000, of record in Instrument No. 20001114-0112735, 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 8411 Gullett Drive, 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 25th day of August, 2008.

Pamela Gail Land

Pamela G. Land

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Pamela G. Land, 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 Clarksville, TN, this 25th day of August, 2008.

Notary Public
State of Tennessee at Large
My Commission expires: 8/21/2011

