Davidson County DEEDWARR
Recvd: 10/14/08 11:19 3 pgs
Fees:18.00 Taxes:347.80
20081014-0103387

NEW OWNER:
LIDDLE RESIDENTIAL PROPERTIES, LLC.
2229 MIRES ROAD
MT. JULIET, TN 37122

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 08-1168

Map 096
Group 05 0
Parcel 178.00

Space for Recorder's stamp

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Ninety-Four Thousand and 00/100 Dollars ($94,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **SHARON A. SCHAFER, Trustee of the GRACIE SESEK REVOCABLE LIVING TRUST u/a/d April 8, 2003** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **LIDDLE RESIDENTIAL PROPERTIES, LLC., a Tennessee limited liability com**, ("Grantee"), its successors and/or assigns, forever, the following tract or parcel of land, situated and lying in **Davidson** County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 84 on the Plan of Donelson Heights, as of record in Book 1835, page 39, (inadvertently referred to as Book 1424, Page 35, in prior Instrument No. 20040123-0009226 and prior Instrument No. 20080701-0067559 and prior Warranty Deed of record in Book 1941, Page 208) Register's Office for Davidson County, Tennessee, and more particularly described according to a survey made by James A. Hamilton, Jr., Surveyor, November 22, 1950, as follows:

Said Lot No. 84 fronts 100.65 feet on the southerly side of McCambell Avenue and runs back between lines, 155.78 feet on the easterly line, and 144.79 feet on the westerly line, to a line in the rear measuring 99.34 feet thereon.

Being a part of the same property conveyed to The Gracie Sesek Revocable Living Trust by Quitclaim Deed from Gracie Sesek, dated April 8, 2003, of record in Instrument No. 20040123-0009226, Register's Office for Davidson County, Tennessee.

This is not the principal residence of the Grantor.

THIS IS IMPROVED PROPERTY more commonly known as 2716 McCAMPBELL AVE, NASHVILLE, TN 37214.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, its successors and/or assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 1835, Page 39, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS MY SIGNATURE hereto this 10th day of October, 2008.

Sharon A. Schafer, Trustee

SHARON A. SCHAFER, Trustee of THE GRACIE SESEK REVOCABLE LIVING TRUST, u/a/d April 8, 2003

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **SHARON A. SCHAFER, Trustee of THE GRACIE SESEK REVOCABLE LIVING TRUST u/a/d April 8, 2003,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 10th day of October, 2008.

NOTARY PUBLIC

My commission expires: 5/11/09

TODD A. TRENTHAM
NOTARY PUBLIC
STATE OF TENNESSEE
WILSON COUNTY

****

The actual consideration or value, whichever is greater, for this transfer is **$94,000.00** .

Barbara M. Liddle
AFFIANT

Sworn to and subscribed to before me this 10th day of October, 2008.

NOTARY PUBLIC

My commission expires: 5/11/09

TODD A. TREASLER II
STATE OF TENNESSEE
NOTARY PUBLIC
HALEON COUNTY