Davidson County DEEDWARR
Recvd: 11/12/08 15:41 2 pgs
Fees:13.00 Taxes:547.60
20081112-0112130

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $148,000.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF October, 2008.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

GREGG W. CLARKE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires January 12, 2010

ET-08-1058

THIS INSTRUMENT WAS PREPARED BY
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John H. Trentes	Suntrust Mtg. Inc. (NAME)	
600 Dutchmans Drive (ADDRESS)	1001 Semmes Ave. (ADDRESS)	75-7-131.00
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Richmond. VA. 23224 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we LOUISE K. LOCKERT, AN UNMARRIED WOMAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JOHN H. TRENTES AND ERIN K. TRENTES, HUSBAND AND WIFE, hereinafter called the Grantee(s), their heirs and assigns, that 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. 206, Highlands of Tulip Grove, Section 1, of record in Plat Book 4675, Page 26, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to James Runyon Lockert, Sr. and wife, Louise K. Lockert by Warranty Deed from J. Runyon Lockert and wife, Janice L. Lockert recorded November 12, 1986 in Book 7037, Page 639, Register' Office for Davidson County, Tennessee. James Runyon Lockert, Sr. having since passed away on November 20, 2001, leaving Louise K. Lockert as sole owner.

Subject to any and all existing restrictions and easements of record if any; including those listed in Plat Book 4675, Page 26; Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 600 Dutchmans Drive, Hermitage, Tennessee 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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/our hand(s) this 30th day of October, 2008.

Louise K. Lockert by James Runyon Lockert, Jr. atty in fact

Louise K. Lockert
By: James Runyon Lockert, Jr., Attorney in Fact

STATE OF Tennessee
COUNTY OF Wilson

On this the 30th day of October, 2008, before me personally appeared James Runyon Lockert, Jr. to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Louise K. Lockert, an unmarried woman and who acknowledged he executed the same as the free act and deed of the said Louise K. Lockert, an unmarried woman, per power of attorney of record in Instrument No. 20050531-0060569, Register's Office of Davidson County, Tennessee.

Witness my hand and official seal, this the 30th day of October, 2008.

Beverly J. Heatherly

Notary Public

BEVERLY J. HEATHERLY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY, TENN

My Commission Expires: 04-17-11

RETURN TO:
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122
Phone: (615)773-0520