Davidson County DEEDWARR
Recvd: 12/30/08 08:40 2 pgs
Fees:13.00 Taxes:473.60

20081230-0123226

Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

SHELLY M. BENTLEY
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $128,000.00

Affiant

Subscribed and sworn to before me, this 18th day of December, 2008.

Notary Public
My commission expires: MY COMMISSION EXPIRES March 14, 2010

06-0812-73315

Address of New Owner:	Send Tax Bills to:	Tax Information
Michael McCabe 304 Leesa Ann Ct Hermitage TN 37076	NEW OWNER	076-05-0-024.00

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, Walter G. Trapnell III, a married man, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Michael McCabe, an unmarried man, 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. 23, on the Plan of Hidden Hills, of record in Book 4860, Page 43, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Walter G. Trapnell, III by deed from Ralph F. Easley and wife, Virginia F. Easley, dated May 20, 1983, recorded May 25, 1983, of record in Book 6062, Page 857, 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.

The subject property is neither the principal residence of Grantor nor his spouse or any dependent.

This property is improved property known as 304 Leesa Ann Ct, 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 18th day of December, 2008.

Walter G. Trapnell III

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Walter G. Trapnell III, 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 Mt. Juliet, TN, this 18th day of December, 2008.

JENNIFER L. WISE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary Public

My Commission Expires: 05/03/10