Return to: Realty Title & Escrow
808 N. Mt. Juliet Rd
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 02/26/09 11:19 2 pgs
Fees:13.00 Taxes:567.95
20090226-0016942

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $153,500.00

Affiant

KATHLEEN A. TOMLINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires January 17, 2012

Subscribed and sworn to before me, this 24 day of February, 2009.

Notary Public
My commission expires: 1-17-12

05-0902-64499

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Chad D. Cahill	First Bank of PA	064-16-0-C 106.00 CO
1206 Wembley Drive	3320 East State St.	
Hermitage TN 37076	Hermitage PA 16148	

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, Sherrie W. Nicholson, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Chad D. Cahill, 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. 61, on the Plan of Section Four, Wembley Downs, of record in Book 7900, Page 456, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Sherrie W. Nicholson, a single person by deed from Phillips Builders, Inc., dated March 29, 1994, recorded March 31, 1994, of record in Book 9295, Page 917, 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 1206 Wembley 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 24th day of February, 2009.

Sherrie W. Nicholson

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Sherrie W. Nicholson, 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 HENDERSONVILLE, TN, this 24th day of February, 2009.

State of Tennessee at Large

My Commission expires 5/22/2010

ANGELA A. RAMSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires: 5/22/2010