WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/02/09 11:12 2 pgs
Fees:13.00 Taxes:998.63
20090302-0017985

23795

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $269,900.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 25th DAY OF February, 2009.

(Affix Seal) Notary Public

My Commission Expires: 05/02/

BRENDA FRANKS HALE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires MAY 2, 2009

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

BRENDA FRANKS HALE
HALE AND HALE, PLC
231 PUBLIC SQUARE, SUITE 312
FRANKLIN, TN 37064

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Regine N. Messerli	Home Loan Center, Inc. dba Lending Tree Loans	
304 Spicewood Lane	163 Technology Drive	Map and Parcel 181-01-0A-150 CO
Nashville, TN 37211	Irvine, CA 92618	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, PHILLIP G. SOBOL AND WIFE, MARIE A. SOBOL, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do hereby transfer and convey unto REGINE N. MESSERLI, a married person, hereinafter called the GRANTEE(S), her 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. 71 on the Plan of Sugar Valley, Section Five, of record in Instrument No. 200012040118880, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description of said lot.

Being the same property conveyed to Phillip G. Sobol and wife, Marie A. Sobol by Warranty Deed from Yazdian Construction, Inc., a Tennessee Corporation of record in Instrument No. 20020501-0053671, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

a. Davidson County taxes for the year 2009 are a lien against said property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTORS paying their prorata part thereof to GRANTEE, who will be responsible for payment of said taxes when they become due and payable. Map and Parcel 181-01-0A-150 CO.
b. All matters appearing on the Plan of Sugar Valley, Section Five of record in Instrument No. 20001204-0118880, Register's Office for Davidson County, Tennessee.
c. Boundary Plat of record in Book 9700, page 374, Register's Office for Davidson County, Tennessee.
d. Restrictive covenants of record in Book 11069, page 14, Instrument No. 20001205-0119527 and Instrument No. 20040203-0013041, Register's Office for Davidson County, Tennessee.
e. Easement Agreement of record in Book 5674, page 863, Register's Office for Davidson County, Tennessee.
f. Easement of record in Book 11436, page 750, Register's Office for Davidson County, Tennessee.
g. Dedication of Easement of record in Instrument No. 20010404-0032941, Register's Office for Davidson County, Tennessee.
h. Agreement for Dedication of Easement of record in Instrument No. 20010918-0100852, Register's Office for Davidson County, Tennessee.
i. Dedication of Perpetual Easement for Entrance Wall of record in Instrument No. 20040205-0014018, Register's Office for Davidson County, Tennessee.

This is (X) improved property known as 304 Spicewood Lane, Nashville, Tennessee 37211.

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), her heirs and assigns forever; and the GRANTOR(S), do covenant with the said GRANTEE(S) that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and they do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), her 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 25th day of February, 2009:

Phillip G. Sobol

Marie A. Sobol

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the authorized undersigned, a Notary Public in and for said County and State, the within named PHILLIP G. SOBOL AND WIFE, MARIE A. SOBOL, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Franklin, Tennessee, this 25th day of February, 2009.

Notary Public

My Commission Expires: 05/02/09

BRENDA FRANKS HALE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires MAY 2, 2009