Davidson County DEEDWARR
Recvd: 03/04/09 10:02 2 pgs
Fees:13.00 Taxes:399.60
20090304-0019079

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Cassandra R. Rowell
7002 Bonnavent Drive
Hermitage, TN 37076

MORTGAGEE
Taylor, Bean & Whitaker
1417 N. Magnolia Ave.
Ocala, FL 34475

SEND TAX BILLS
mortgagee

MAP-PARCEL:
074-12-0-009.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Faye Tidwell, unmarried,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Cassandra R. Rowell,** unmarried, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 758 on the Plan of Section 7, Hermitage Hills, of record in Book 3300, page 62 and 63, Register's Office for ~~Wilson~~ Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Faye Tidwell, by Successors Trustee's Deed executed by Dean Robinson, Successor Trustee, of record in Instrument Number 20070801-0091086, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 3399, page 446 and Book 3404, page 165; easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Book 3300, Page 62, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.

This is improved property known as **7002 Bonnavent 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 and assigns, forever; and we do covenant with the said Grantees 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 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 our hands this 19th day of February, 2009.

Faye Tidwell

Faye Tidwell

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Faye Tidwell, unmarried, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 19th day of February, 2009.

NOTARY PUBLIC

DEAN ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1.2.12

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is **$108,000.00.**

AFFIANT

Subscribed and sworn to before me this 19th day of February, 2009.

NOTARY PUBLIC

My Commission Expires: 9/26/14

KATHE
Notary Public At Large
ROBERTSON CO
TN