07

REALTY TITLE

Davidson County DEEDWARR
Recvd: 03/05/09 09:47 2 pgs
Fees:13.00 Taxes:623.45

20090305-0019645

State of Tennessee
County of Williamson

The actual consideration or value whichever is greater is $~~165,000.00~~ 168,000.00

Subscribed and sworn before me this the 12TH day of February, 2009.

Affiant

(Affix Seal)

Notary Public
My Commission Expires: 11-7-2012

WARRANTY DEED

900225

This instrument prepared by:

SOUTHEAST TITLE of Tennessee, Inc.
214 Centerview Drive, Suite 101 Brentwood, Tennessee 37027

Address of new owner:
Kathleen Hirsch
331 Griffin Place
Hermitage, TN 37076

Send tax bills to:
Magna Bank
P. O. Box 17257
Memphis, TN 38187

Map 64-16-E, Parcel 103CO

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,

Donald Denton Individually and as Trustee of the Denton Family Trust under agreement dated November 11, 1998 with power of sale

HEREINAFTER CALLED THE GRANTOR(S), HAVE THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

Kathleen Hirsch , unmarried

HEREINAFTER CALLED THE GRANTEE(S), THEIR SUCCESSORS AND ASSIGNS, A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being all of Unit No. 103, in Building 28, as shown on the Site Layout, Exhibit Plat for Townhomes of Truxton Village, attached as Exhibit A-1, to the Declaration of Covenants, Conditions and Restrictions filed for record in Instrument No. 20061106-0137656, and as amended in Instrument No. 20071105-013490, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being all of the same conveyed to Donald Denton, Trustee of the Denton Family Trust dated November 11, 1998 by Quitclaim Deed dated 10/14/08 from Donald Denton a married man of record in Instrument No. 20081112-0111967, Register's Office for Davidson County, Tennessee.

Subject to taxes for the year 2009, easements and restrictive covenants, if any, of record in the Register's Office for said County together with any modifications and amendments thereto.

THIS IS IMPROVED PROPERTY KNOWN AS: 331 Griffin Place, Hermitage, TN, 37076

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, with power to sell and to convey it, and the same is unemcumbered, 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 successors, heirs and assigns against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender shall be applicable to all genders.

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

Subscribed and sworn before me this the 12th day of February, 2009.

Notary Seal present, but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

Donald Denton, Individually

Donald Denton, Trustee of the Denton Family Trust dated November 11, 1998

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County, and State, the within named Donald Denton, 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 12th day of February, 2009.

My commission expires:_____

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County aforesaid, the within named Donald Denton, Trustee of the Denton Family Trust with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument in the capacity and for the purpose therein contained.

Witness my hand and official seal, this 12th day of February,2009.

My commission expires:_____

Notary Public

Return to:
Realty Title & Escrow Company, Inc.
206A Cool Springs Blvd., Ste 107
Franklin, TN 37067

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds