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

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

BILL GARRETT, Davidson County
Trans:T20090021802 DEEDWARR
Recvd: 04/02/09 10:21 2 pgs
Fees:13.00 Taxes:529.10
20090402-0029705

06-0902-73406

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $143,000.00

Affiant

Subscribed and sworn to before me, this 31st day of March, 2009.

Notary Public
My commission expires: 06/23/10

JUDY LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Kenneth D. Vincent	First National Bank of PA	064-16-0-C-076.00
905 Bexhill Court South	3320 East State St.	
Hermitage TN 37076	Hermitage, TN 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, Patricia Ann Grossman, an unmarried woman, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Kenneth D. Vincent, unmarried, 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. 29, on the Plan of Section 4, Wembley Downs, Amendment to Lot 29, of record in Book 6050, Page 540 (erroneously referenced in prior deed as Book 7900, Page 546), Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Elvis N. Brandon, IV and wife, Loretta A. Brandon by deed from Phillips Builders, Inc., dated November 19, 2003, recorded November 21, 1993, of record in Book 9180, Page 326, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Patricia Ann Grossman, an unmarried woman by deed from Elvis N. Brandon, IV and wife, Loretta A. Brandon, dated March 20, 2008, recorded April 2, 2008, of record in Instrument No. 20080402-0033202, 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 905 Bexhill Court South, 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 31st day of March, 2009.

Patricia Ann Grossman

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Patricia Ann Grossman, 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 31st day of March, 2009.

Notary Public
~~Davidson~~ Wilson

My Commission expires: 01/17/12

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