BILL GARRETT, Davidson County
Trans:T20090030524 DEEDWARR
Recvd: 05/07/09 15:07 2 pgs
Fees:13.00 Taxes:255.30
20090507-0042309

RECORD AND RETURN TO;
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
FILE NO.

SPECIAL LIMITED WARRANTY DEED

DANA MARINI
Commission DD 791392
Expires May 22, 2012
Bonded Thru Troy Fain Insurance 800-385-7019

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 69,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF APRIL, 2009.

Notary Public

MY COMMISSION EXPIRES: 5/22/2012

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37203

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DONALD SCHWEPPE et al 2418 Newberry Ln Mt Juliet, TN 37122	COUNTRYWIDE BANK, FSB 3011 Armory Drive, Suite 120 Nashville, TN 37204	07404011700

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **ATFH REAL PROPERTY, LLC**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DONALD SCHWEPPE and KEITH BORGMAN**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:**

LAND in Davidson County, Tennessee, being Lot No. 140 on the Plan of Hermitage Hills Subdivision, Section XII, as of record in Plat Book 4675, page 125, Register's Office for said County, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to ATFH Real Property, LLC by Quitclaim Deed dated August 1, 2008 from Tobano Realty, LLC, of record in Instrument Number 20080825-0087367, Register's Office for Davidson County, Tennessee.

AND THE GRANTOR, DOES HEREBY COVENANT with the Grantee, except as above-noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by it, and that it will warrant and defend the same against the lawful claims and demands of all persons claiming, by, through, or under it, but against none other.

GRANTOR makes no representations or warranties of any kind or character expressed or implied as to the condition of the material and workmanship in the dwelling house located on said property. The Grantees have inspected and examined the property and are purchasing same based on no representation or warranties expressed or implied, made by Grantor, but on their own judgment.

Unimproved ( )
This is improved (X) property known as **739 Linden Green Drive, Hermitage, Tennessee 37076**

WITNESS MY HAND THIS 21st DAY OF APRIL, 2009.

ATFH REAL PROPERTY, LLC

By: Brian M Lynch

STATE OF FLORIDA
COUNTY OF Palm Beach

Before me, THE UNDERSIGNED, a Notary Public within and for the State and County aforesaid, personally appeared Brian Lynch, with whom I am personally acquainted and who upon oath(s) acknowledged himself to be the Vice President of ATFH REAL PROPERTY, LLC, the within named bargainor, a corporation, and that he as such Vice President being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____, as such _____.

WITNESS my hand and official seal at Jupiter, Palm Beach County, Florida on this 21st day of April, 2009.

Dana

NOTARY PUBLIC

My Commission Expires: 5/22/2012

DANA MARINI
Commission DD 791392
Expires May 22, 2012
Bonded Thru Troy Fain Insurance 800-385-7019