This instrument was prepared by: Kurt V. Beasley
Attorney at Law
104 Eastpark Dr., Ste. 104
Brentwood, Tennessee 37027

Address New Owner:	Send Tax Bills To:	Map-Parcel No.
Linda L. Littlejohn 229 Thistle Lane Hermitage, Tn. 37076	Same	86-14A, Parcel 229 04D-91702

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of SIXTY ONE THOUSAND AND NO/100 ($61,000.00) DOLLARS, paid in cash, and other good and valuable consideration received from the GRANTEE hereinafter named, I, SANDRA L. POLTORAK, hereinafter called the GRANTOR, have this day bargained and sold, and these presents do transfer and convey unto the said LINDA L. LITTLEJOHN, unmarried, hereinafter called the GRANTEE, her heirs and assigns, all of my interests in a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: **TO-WIT:**

> Being Unit No. 229 on the plan of Hermitage Meadows subdivision, stage three, of record in Book 6250, page 300, Register's Office for said county, to which said plan reference is hereby made for a complete legal description thereof.
>
> Being the same property conveyed to Sandra L. Poltorak, unmarried, and Gerald S. Poltorak and wife, Ann S. Poltorak, by Deed from Thomas W. Grumke and wife, Jane Barry-Grumke, of record in Book 6978, page 430, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Sandra L. Poltorak, unmarried by Quitclaim Deed from Gerald S. Poltorak and wife, Ann S. Poltorak, of record in Book 7168, page 381, Register's Office for Davidson County, Tennessee.

This is improved property located at 229 Thistle Lane, Hermitage, Tennessee 37076.

THE CONVEYANCE OF THE ABOVE PROPERTY IS MADE SUBJECT TO THE FOLLOWING:

BILL GARRETT, Davidson County
Trans:T20090071028 DEEDWARR
Recvd: 10/19/09 13:56 3 pgs
Fees:18.00 Taxes:225.70
20091019-0096547

1. Said premises are restricted by all of the requirements, conditions, easements, assessments, liens, uses, restrictions, limitations, burdens and other undertakings, including the rights and interests of other lot owners within Hermitage Meadows; and including the requirement that all owners of lots in Hermitage Meadows be members of the Hermitage Meadows Homeowners' Association, subject to assessment for the payment of costs incident to the maintenance of the common areas, the improvements thereon, and the administrative expenses of the Association, and providing for a lien to secure the payment thereof which is secondary to any first mortgage all as contained in instruments executed by the Grantors and recorded in Book 6034, Page 365, said Register's Office, which said instruments are included in this Deed by reference and made a part thereof the same as though copied herein verbatim.

2. Easements and minimum building setback lines, conditions of the Owner's Certificate and dedication of common areas as shown on the Plan of Hermitage Meadows Subdivision, Stage Three, of record as aforesaid.

3. The fee title herein conveyed shall not extend beyond the individual lot lines or upon any roads which have been dedicated to the public, or upon any walkway, parks, playgrounds, or other common property, and the fee title to such common property (designated "Common Area" on the Plan of Hermitage Meadows Subdivision, Stage Three) is vested in Hermitage Meadows Homeowners' Association for the common enjoyment of all members of said Association.

4. Easements for sanitary sewers and water lines granted Cumberland Utility District.

5. Taxes for the current year which have been prorated and assumed by the Grantee herein.

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, her heirs and assigns, forever; and we do covenant with the said GRANTEE that I am lawfully seized and possessed of said land in fee simple, have good right to convey it, and the same is unencumbered, unless otherwise herein set out, and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, this instrument has been executed on this the 30th day of November, 1992.

Sandra L Poltorak Evans
SANDRA L. POLTORAK EVANS

Thomas S.J. Evans
THOMAS S.J. EVANS

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named SANDRA L. POLTORAK EVANS and THOMAS S.J. EVANS, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidences, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 30th day of November, 1992.

Shirley Jones Edmonds
NOTARY PUBLIC

My Commission Expires: March 26, 1994

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is $61,000.00.

Sandra L Poltorak Evans
AFFIANT

Sworn to and subscribed before me this 30th day of November, 1992.

Shirley Jones Edmonds
NOTARY PUBLIC

My Commission Expires: March 26, 1994