Davidson County DEEDWARR
Recvd: 10/26/09 15:54 3 pgs
Fees:18.00 Taxes:480.63
20091026-0098720

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
401 Church Street, Suite 2220
Nashville Tennessee 37219

ADDRESS NEW OWNER:

Vera Ringo
739 Tulip Grove Road #402
Hermitage, TN 37076

SEND TAX BILL:

New Owner

MAP AND PARCEL:
075 12 0C 030.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Sheri M. Mersch, unmarried**, ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Vera Ringo, unmarried**, ("Grantee"), her heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Unit No. 402, in Building 4 on the Plan of Brookside Park Townhomes, Phase Two, a Horizontal Property Regime with Private Elements of record as Instrument No. 20001010-0100359, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Sheri M. Mersch, unmarried, by deed from NVR, Inc., a Virginia Corporation, Trading as Fox Ridge Homes, of record as Instrument No. 20020904-0106745, dated August 29, 2002, said Register's Office.
>
> This conveyance is made subject to: (1) real estate taxes for the current year, which have been paid by Grantor; (2) all applicable zoning ordinances and building restrictions; (3) all covenants, bylaws, restrictions, declarations and easements of record; and (4) such limitations and easements as may affect the premises.

This is improved property known as 739 Tulip Grove Road, #402, Hermitage, TN 37076.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, her heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that she is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind herself, her heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, her heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the

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

Witness its hand this 26th day of October, 2009.

Sheri M. Mersch by Diane M. Mersch, attorney in fact

Sheri M. Mersch by Diane M. Mersch,
Attorney-in-Fact, pursuant to Power of Attorney of record in Inst. No. 20091026-0098719, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for and in the State and County aforesaid, Diane M. Mersch, to me known, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to Sheri M. Mersch and who acknowledged that she executed the same as the free act and deed of Sheri M. Mersch.

Witness my hand and official seal this 26th day of October, 2009.

Notary Public

My Commission Expires: 09/25/2010

JEANNE BURTON GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires September 25, 2010

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $129,900.00.

Stacy Pearson
AFFIANT

Subscribed and sworn to before me
this 26th day of October, 2009.

NOTARY PUBLIC

My Commission Expires: 9-18-2011

JONNA L. HALL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

I, Jeanne Burton Gregory, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Jeanne Burton Gregory who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 9-18-2011

Notary's Seal

