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

STATE OF TENNESSEE
COUNTY OF Same
The actual consideration or value, whichever is greater, for this transfer is $114,900.00.

Affiant

Subscribed and sworn to before me, this 13 day of October, 2009.

Notary Public
My commission expires: 2/28/12

06-0906-73581

Address of New Owner:	Send Tax Bills to:	Tax Information
Sean Alexander 214 Bonnacliff Court Hermitage TN 37076	Same	074-08-0-194.00

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, **Harold W. Thomas, married, and Teresa R. Pannell, married,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Sean Alexander and his wife, Sabrina Alexander,** 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. 858, on the Plan of Section Eight, Hermitage Hills, of record in Book 3600, Page 24, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Larry A. Pannell and wife, Teresa R. Pannell by deed from Patricia H. Vanderpool, unmarried, dated August 15, 1991, recorded August 19, 1991, of record in Book 8423, Page 104, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Teresa R. Pannell by Quitclaim Deed from Larry A. Pannell, dated September 18, 2002, recorded September 20, 2002, of record in Instrument No. 20020920-0114779, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Harold W. Thomas and Teresa R. Pannell by Quitclaim Deed from Teresa R. Pannell, dated October 7, 2002, recorded October 7, 2002, of record in Instrument No. 20021007-0121767, Register's Office for Davidson County, Tennessee.

The subject property is neither the principal residence of either Grantor nor his/her spouse or any dependent.

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 214 Bonnacliff Court, 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.

BILL GARRETT, Davidson County
Trans:T20090073772 DEEDWARR
Recvd: 10/29/09 15:32 2 pgs
Fees:13.00 Taxes:425.13
20091029-0100106

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 . day of September, 2009.

Harold W. Thomas
Harold W. Thomas

Teresa R. Pannell
Teresa R. Pannell

STATE OF FLORIDA
COUNTY OF Lake

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Harold W. Thomas, 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 Leesburg, FL, this 25 day of September, 2009.

Notary Public

My Commission expires:
6-7-2013

Notary Public State of Florida
Linda Wilson
My Commission DD896731
Expires 06/07/2013

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Teresa R. Pannell, 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 13 day of ~~September~~ October, 2009.

Notary Public

KATHLEEN A TOMLINSON
NOTARY PUBLIC AT LARGE
WILSON CO. TENN.

My Commission expires: 1-17-12