Prepared By & Return To:
Infinity Title, LLC
205 McGavock Pike
Nashville, TN 37214
09-0714

Davidson County DEEDWARR
Recvd: 12/11/09 15:30 3 pgs
Fees:18.00 Taxes:529.10
20091211-0113455

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 143,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 10th Day of Dec., 2009

Notary Public

TRACY A. HOBBY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Commission Expiration:
12/21/09

ADDRESS OF NEW OWNER:
Robb J. Rheinlander
600 Vantrease Rd.
Madison, TN 37115

SEND TAX BILLS TO:
Robb J. Rheinlander
600 Vantrease Rd.
Madison TN 37115

MAP-PARCEL:
051-030-02200

WARRANTY DEED

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, WE,

Lu Ann Lowe and Ronald J. Ladd

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Robb J. Rheinlander

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

Being Lots Nos. 15, 16, 17, and 18 of "Block D" on the Map of Marthonna Subdivision, not of record, described according to a copy of a survey by J.A. Mefford Surveyor, in December, 1937, as follows:

Beginning at a point in the south margin of Ezell Road South, at the common corner of Lots 14 and 15; thence with the line between said lots, southerly 351.4 feet to a point; thence easterly 100 feet to the corner of Lots 18 and 19; thence with the line between Lots 18 and 19, 349.2 feet to the south margin of Ezell Road South; thence with the margin of the same westerly 100 feet to the beginning.

Being the same property conveyed to James R. Ladd and wife Jane G. Ladd by deed dated April 30, 1954 in Book 2277, page 94. The said James R. Ladd predeceased Jane G. Ladd thereby vesting her as the surviving tenant by the entirety. The said Jane G. Ladd having since died and devised the above described property to Bobbie Jane Ladd, Lu Ann Lowe and Ronald J. Ladd by Last Will and Testament recorded in the Probate Court of Davidson County in Docket Number 07P1363 and as Instrument Number 20070919-0112212 in the Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Lu Ann Lowe and Ronald J. Ladd from Bobbi Jane Ladd by deed dated 08/28/2007 and recorded on 09/07/2007 in Instrument Number 20070907-0107347 in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the source of title shown above.

This is improved property known as: **600 Vantrease Rd. Madison, TN 37115**

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 and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 10th day of December, 2009.

Lu Ann Lowe
Lu Ann Lowe

Ronald J. Ladd by Lu Ann Lowe atty. in fact
Ronald J. Ladd

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Lu Ann Lowe**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 10th day of December, 2009.

Notary Public

TRACY A. HOBBY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Commission Expiration:
12/21/09

STATE OF TENNESSEE
COUNTY OF Davidson

On this the 10th day of December, 2009, before me personally appeared Lu Ann Lowe, to me known to be the person who executed the foregoing instrument in behalf of **Ronald J. Ladd** as Attorney in Fact, and who acknowledged that he/she executed the same as the free act and deed of said Ronald J. Ladd.
Witness my hand and official seal.

Notary Public

TRACY A. HOBBY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Commission Expiration:
12/21/09

Certificate of Authenticity

I, Tracy Hobby, do hereby make oath that I am 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 according to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Gregory D. Vadner, a notary public for this county and state, Tracy Hobby, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires:

6-26-11

