Return To:
Jill: 901103

Southeast Title of Tenn.
214 Centerview Drive Suite 101
Brentwood, TN 37027

File Box 30

This Instrument Prepared by:
Legends Title Services, LLC
155 Legends Drive, Suite O
Lebanon, Tennessee 37087

ADDRESS NEW OWNER:
David J. Westover
538 Debbie Drive
Hermitage, TN 37076

BILL GARRETT, Davidson County
Trans:T20100000033 DEEDWARR
Recvd: 01/04/10 08:36 2 pgs
Fees:13.00 Taxes:388.50
20100104-0000046

SEND TAX BILL TO:
New Owner

MAP 076-01-0
GROUP
PARCEL 133.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Lisa B. Dreher and husband, Scott A. Dreher,** has this day bargained and sold, and does hereby transfer and convey unto **David J. Westover, unmarried man,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 88-B on the Plan of Zone Lot Division, Lot Numbers 88, 104 & 108, Tulip Grove Woods, Phase 1, of record in Plat Book 6900, page 73, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Lisa B. Dreher and Scott A. Dreher, wife and husband, with right of survivorship, by Quitclaim Deed from Scott Dreher and Lisa Dreher of record as Instrument No. 20070529-0063429, in the Register's Office for Davidson County, Tennessee, dated May 21, 2007.

This is improved property known as **538 Debbie Drive Hermitage, TN 37076.**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2009 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Book 6900, page 73, and restrictions in Book 6369, page 879, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 18th day of December, 2009

Lisa B. Dreher

Lisa B. Dreher

Scott A. Dreher by Lisa B. Dreher his attorney in fact

Scott A. Dreher by Lisa B. Dreher as attorney-in-fact, recorded in Instrument No. 20100104-0000045, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Lisa B. Dreher,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 18th day of December, 2009.

GREGORY W. CLARKE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires January 12, 2010

NOTARY PUBLIC

My Commission Expires: _____

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 Lisa B. Dreher the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument in behalf of Scott A. Dreher and acknowledged that she executed the same as the free act and deed of the said Scott A. Dreher. Witness my hand and official seals at office this 18th day December, 2009.

GREGORY W. CLARKE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires January 12, 2010

Notary Public

Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $105,000.00.

AFFIANT

Subscribed and sworn to before me this the 18th day of December, 2009.

Jennifer Marie Crowell

NOTARY PUBLIC

Jennifer Marie Crowell
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
April 19, 2010

My Commission Expires: _____

JENNIFER MARIE CROWELL STATE OF TENNESSEE NOTARY PUBLIC LEWIS COUNTY