BILL GARRETT, Davidson County
Trans:T20100041310 DEEDWARR
Recvd: 07/06/10 14:22 3 pgs
Fees:18.00 Taxes:536.50
20100706-0052844

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
File No. 10-0005H

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE , WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$145,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30th day of June, 2010

JULIA A. HIRT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary Public
Commission Expires: 9/17/2011

ADDRESS OF NEW OWNER:
Jackie Charlene Tolbert
3911 Dodson Chapel Road, Unit No. 4
Hermitage, TN 37076

SEND TAX BILLS TO:
Owner

MAP & PARCEL
Map 86-14-0C

Parcel 004.00 CO

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, I

Annette P. Graff, Trustee of the Annette P. Graff Trust dated May 15, 2009

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

Jackie Charlene Tolbert , unmarried

HEREINAFTER CALLED THE GRANTEE, HER HEIRS 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 all of Unit No. 4, a Horizontal Property Regime as shown on the condominium site plan of Villas at Woodhaven, as shown as Exhibit A-2 of the Master Deed called Woodhaven Condominiums, filed of record in Instrument No. 20011005-0108857, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Annette P. Graff, Trustee of the Annette P. Graff Trust, dated May 15, 2009 by Warranty Deed from Annette P. Graff, and filed of record in Instrument No. 20090720-0067846, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: Real property taxes for the year 2010 and every year thereafter; Master Deed and By-Laws of record in Instrument No. 20011005-0108857; Charter of record in Instrument No. 20011005-0108856; Storm Water Detention Agreement in Instrument No. 20010710-0073194; any and all matters on plan of record in Instrument No. 20011005-0108857; all in the Register's Office for Davidson County, Tennessee.

ALSO 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 resource of title shown above.

This is improved property known as: 3911 Dodson Chapel Road, Unit No. 4 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 and assigns forever; and we so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Annette P. Graff Trust dated May 15, 2009

Annette P. Graff, Trustee

****SEE NOTARY ACKNOWLEDGEMENT ON PAGE 3****

ACKNOWLEDGEMENT

State of California
County of Santa Clara

On JUNE 25th, 2010

Before me FERNANDO CROCE, Notary Public, personally appeared ANNETTE P. GRAFF Trustee, whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed as Trustee the same in his/her/their authorized capacity (ies) and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. TRUST

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official sea,.

FERNANDO CROCE
COMM. # 1874285
NOTARY PUBLIC - CALIFORNIA
SANTA CLARA COUNTY
My Comm. Exp. Dec. 24, 2013

Signature: _____ (Seal)