RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5409 Maryland Way
Suite 130
Brentwood, Tennessee 37027

FOUNDATION
TITLE AND ESCROW, LLC
1725 N. Mt. Juliet Rd., Ste. C
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans:T20100047623 DEEDWARR
Recvd: 08/03/10 10:43 2 pgs
Fees:13.00 Taxes:808.08

20100803-0060890

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $218,400.00

AFFIANT

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
MY COMMISSION EXPIRES November 7, 2011

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF JULY, 2010.

NOTARY PUBLIC

My commission expires: _____

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5409 Maryland Way, Suite 130, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RICHARD CARLTON HERTEL et ux 4901 Tulip Grove Lane Nashville, TN 37076	Same address as new owner	086040B04300

FOR AND IN CONSIDERATION of the sum of Two Hundred Eighteen Thousand Four Hundred and 00/100 DOLLARS ($218,400.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **DENNIS E. TRAYWICK and wife, LORI H. TRAYWICK,** hereinafter called the Grantors have bargained and sold and by these presents do hereby transfer and convey unto, **RICHARD CARLTON HERTEL and wife, VICKI CARLENE HERTEL,** hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Property Commonly Known as: 4901 Tulip Grove Lane Nashville, TN 37076

Being Lot No. 94, on the Plan of First Revision, Section Two, Sunset Oaks, of record in Plat Book 7900, Page 942, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Dennis E. Traywick and wife, Lori H. Traywick by deed from Frank Batson Quality Homes, Inc. dated 1/28/03 and filed for record on 2/20/03 of record in 200302200022781 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtances, estate and title thereunto belonging, unto the said Grantees, their heirs and assigns, forever.

The undersigned covenant with the said Grantees that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2010 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantees.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all person, whomsoever.

WITNESS OUR HANDS, this the 29th day of July, 2010.

Dennis E. Traywick

Lori H. Traywick

STATE OF Tennessee
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Dennis E. Traywick and wife Lori H. Traywick, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 29th day of July, 2010.

JANE GRAZER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Notary Public

Jane Grazer
Printed Notary Name

My commission expires: 9/25/12