Return to: Spicer Title, LLC
1990 Old Fort Parkway, Suite G
Murfreesboro, TN 37129

File No. 100722

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100062408 DEEDWARR
Recvd: 10/04/10 10:03 2 pgs
Fees:13.00 Taxes:702.63
20101004-0078971

ROBIN R. KELLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $189,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF SEPTEMBER, 2010.

Notary Public

MY COMMISSION EXPIRES: 10/22/12
(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Zachery Walcher	F+M Bank	097160A11200CO
(NAME)	(NAME)	
4813 Peninsula Pointe Dr.	50 Franklin Street	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Clarksville, TN 37040	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, Darren A. Rothenberg and wife, Hana M. Rothenberg, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Zachery Walcher and Lacey W. Walcher, husband and wife, 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:

Land in Davidson County, Tennessee, being Lot No. 112 on the Plan of The Penninsula, Phase Three, Section Two, a Planned Unit Development of record in Book 9700, Page 841, 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 Darrell A. Rothenberg, unmarried and Hana M. Vincent, unmarried by deed from Jennifer D. Larson f/k/a/ Jennifer D. Boyd and husband Nathaniel D. Larson, dated July 16, 2007 and recorded on July 18, 2007 in Instrument No: 20070718-0085586, Register's Office, Davidson County, Tennessee. Hana M. Vincent is now known as Hana M. Rothenberg and also known as Hanna M. Rothenberg.

Declaration of Covenants, Conditions and Restrictions of record in Book 9564, page 693, and in Book 9754, Page 35, and in Book 9977, Page 359, and in Book 10333, Page 219, and in Book 11258, Page 85, and in Book 10973, Page 39, and in Book 11181, Page 371, and in Instrument No: 200082200-83193, and in Instrument No: 200303130033780, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 4813 Peninsula Pointe Dr., Hermitage, TN 37076

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

File No. 100722
Witness our hands this 30th day of September, 2010.

Darren A. Rothenberg

Hana M. Rothenberg

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 Darren A. Rothenberg and wife, Hana M. Rothenberg, the bargainor(s), 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 official seal this 30th day of September, 2010.

Commission expires: 2-28-12

JANET L. ADAMS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

Notary Public