Davidson County DEEDWARR
Recvd: 07/19/04 11:30 3 pgs
Fees:18.00 Taxes:425.50
20040719-0085791

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 7th day of July, 2004.

DEBORAH K. HUMPHREY
Notary Public, Williamson Co., TN
My Comm. Expires May 27, 2007

Notary Public

My Commission Expires: May 27, 2007

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Kelly L. Hamilton
4653 Chutney Drive
Antioch, Tennessee 37013

SEND TAX BILLS TO:
Owner

MAP-PARCEL NUMBERS:
165-14-0-010.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Brad S. Jenkins and wife, Brooke R. Jenkins** hereinafter referred to as Grantors, hereby transfers and conveys to **Kelly L. Hamilton** hereinafter referred to as 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. 308, Section Seven, Peppertree Forest of record in Plat Book 7900, page 322, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Brad S. Jenkins and wife, Brooke R. Jenkins by Quitclaim Deed from B. Parrish, Trustee of the Jenkins Family Land Trust of record in Instrument No. 20040412-0040745, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2004, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 7900, Page 322, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 7982, Page 736, and Book 8757, page 607, Register's Office for Davidson County, Tennessee.

HOA Charter of record in Book 8757, Page 629, Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 8757, Page 623, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2004, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 4653 Chutney Drive, Antioch, Tennessee 37013.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 7th day of July, 2004.

Brad S. Jenkins by Susan Kelton atty in fact
Brad S. Jenkins

Brooke R. Jenkins by Susan Kelton atty in fact
Brooke R. Jenkins

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Susan Kelton, with whom I am personally acquainted and who proved herself to be the attorney in fact of Brad S. Jenkins and who being authorized to do so acknowledged she executed to foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 7th day of July, 2004.

Deborah K. Humphrey
Notary Public

DEBORAH K. HUMPHREY
Notary Public, Williamson Co., TN
My Comm. Expires May 27, 2007

My Commission Expires:
May 27, 2007



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Susan Kelton, with whom I am personally acquainted and who proved herself to be the attorney in fact of Brooke R. Jenkins and who being authorized to do so acknowledged she executed to foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 7th day of July, 2004.

Deborah K Humphrey
Notary Public

DEBORAH K. HUMPHREY
Notary Public, Williamson Co., TN
My Comm. Expires May 27, 2007

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