Davidson County DEEDWARR
Recvd: 08/19/04 14:49 2pgs
Fees:13.00 Taxes:288.60

20040819-0100503

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 78,000.00

X Melissa J. Hamilton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of July, 2004

Notary Public: Zana C. Petty

MY COMMISSION EXPIRES: 01/27/07
(AFFIX SEAL)

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Lisa Reeves Brackett	GMAC Mortgage Corporation	Map 42
135 Heritage Trace Drive	100 Witmer Road	Group 11-0-B
Madison, TN 37115	Horsham, PA 19044-0963	Parcel 30 CO

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

Melissa J. Hamilton, f/k/a Melissa J. Johns and husband, Darrell Hamilton

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Lisa Reeves Brackett, unmarried

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 a certain condominium unit located in Davidson County, Tennessee, being Unit 135 on the Plan of Heritage Village, Section One, as of record in Plat Book 4460, Page 110, Register's Office for Davidson County, Tennessee.

Together with an undivided interest in the common elements as set forth in the Master Deed of record in Book 4758, Page 179, as amended in Book 4808, Page 829, as amended in Book 5102, Page 383, as amended in Book 6380, Page 989, and further supplemented and amended in Book 6484, Page 287, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all terms and provisions of the Master Deed, Restrictions, and By-Laws, of record in Book 4758, Page 179; Book 6380, Page 989; Book 4508, Page 829; Book 6481, page 287; Book 5102, Page 383; and Instrument 200312290183191, said Register's Office.

This conveyance is made subject to: (1) 2004 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 4460, Page 110, said Register's Office.

**
Melissa J. Hamilton and Melissa J. Johns being one in the same person.

The said Darrell Hamilton joins in this conveyance to convey any and all marital interest he/she may have in said property.

**Being the same property conveyed to Melissa J. Johns, unmarried by deed of record in Book 11472, page 468, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 135 Heritage Trace Drive, Madison, TN 37115

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.

Witness my hand this 22nd day of July, 2004.

Melissa J. Hamilton

Darrell Hamilton

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 Melissa J. Hamilton and Darrell Hamilton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that theyexecuted the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 22nd day of July, 2004.

My Commission Expires: 01/27/07

Notary Public

