Davidson County DEEDWARR
Recvd: 11/02/05 13:38 3 pgs
Fees:18.00 Taxes:747.40

20051102-0132572

RECORD & RETURN TO:
FILE BOX 36 if Davidson County

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF ~~DAVIDSON~~ WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $202,000.00.

Kelly A. Goldie
Affiant

Subscribed and sworn to me on October 24, 2005.

Ann M. Ledet
NOTARY PUBLIC

7/21/09

ANN M. LEDET STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #21123SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
David Hamilton 4340 Cambridge Drive Antioch, TN 37013	TO BE DETERMINED Ownit Mortgage Solutions P.O. Box 4387 Houston, TX 77210-4387	151-09-A-172

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Delton H. Payne and wife, Karen P. Payne, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto David Orman Hamilton, unmarried, hereinafter called **"GRANTEE,"** his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 172 on the Plan of Phase II, Section I, Long Hunter Chase, of record in Book 7900, pages 763 and 764, as amended by Surveyor's Certificate of record in Book 9813, page 167, in the Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description.

Being the same property conveyed to Delton H. Payne and wife, Karen P. Payne, by Deed from Radnor Homes, Inc., of record in Book 10608, page 733, in the Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2005 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property; and
3. Matters shown on plan of record in Book 7900, pages 763 and 764, as amended by Surveyor's Certificate of Correction of record in Book 9813, page 167, in the Register's Office for Davidson County, Tennessee; and

4. Charter of Long Hunter Chase Homeowners' Association of record in Book 9433, page 953, in said Register's Office; and
5. Declaration of Covenants, Conditions and Restrictions of record in Book 9430, page 251, as amended in Book 9534, page 938, in said Register's Office; and
6. Matters shown on plan of record in Book 7900, page 595, in said Register's Office; and
7. Grant of Transmission Line Easement to U.S.A. of record in Book 2336, page 532, and Book 4428, page 568, and Judgment for Easement in Book 4535, page 351, in said Register's Office; and
8. Easement for drainage ditch to Metropolitan Government of Nashville and Davidson County of record in Book 4717, page 515, in said Register's Office; and
9. Easement for water mains to Metropolitan Government of Nashville and Davidson County, Department of Water and Sewerage Services of record in Book 8197, page 288, in said Register's Office; and
10. Easement for sewer line to Metropolitan Government of Nashville and Davidson County of record in Book 9588, page 930, in said Register's Office; and
11. Conveyance of Common Areas to Long Hunter Chase Homeowners' Association of record in Book 9432, page 792, in said Register's Office.

This property is also known as improved property located at: 4340 Cambridge Drive, Antioch, TN 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 GRANTEE, his heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 our hands on October 24, 2005.

Delton H. Payne

Karen P. Payne

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On October 24, 2005, before me personally appeared Delton H. Payne and wife, Karen P. Payne, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on October 24, 2005.

NOTARY PUBLIC

My Commission Expires: _____

