File No. 20060150

WARRANTY DEED

RETURN TO:

First National Financial Title
25 Century Blvd., Ste. 203
Nashville, TN. 37214

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,500.00

Rachel Hamer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF APRIL, 2006.

NOTARY PUBLIC AT LARGE WILSON CO. TENN. KRISTEN STEINKE

Kristen Steinke
Notary Public

MY COMMISSION EXPIRES: 7-16-07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sumner Title & Escrow, LLC, 131 Indian Lake Boulevard, Suite 300, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Linda F. Hamer	American Home Mortgage Servicing	42-16A-15.00 CO
(NAME)	(NAME)	
307 Hickory Chase Court	PO Box 100504	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Florence, SC 29501-0504	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, W. Robert Locke and Virginia T. Locke, husband and wife, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Linda F. Hamer, 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 Lot No. 15 on the Final Plat of Hickory Chase, as of record in Plat Book 7900, Page 973, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to W. Robert Locke and Virginia T. Locke, husband and wife by deed from David A. Cavanaugh, Jr. and Gina D. Cavanaugh, husband and wife, dated December 17, 2003, of record in Instrument No. 20031222-0181479, Register's Office, Davidson County, Tennessee.

Subject to Declaration of Covenants, Conditions and Restrictions of record in Book 9683, page 193, and Book 10279, Page 741, said Register's Office.

Subject to Charter of record in Book 10264, Page 975, said Register's Office.

Subject to Open Space Deed of record in Book 10264, Page 977, said Register's Office.

Davidson County DEEDWARR
Recvd: 04/25/06 10:01 2 pgs
Fees:13.00 Taxes:612.35
20060425-0046982

unimproved ☐

This is improved ☒ property, known as 307 Hickory Chase Court, Madison, TN 37115
(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.

Witness our hands this 21st day of April, 2006.

W. Robert Locke

Virginia T. Locke

File No. 20060150

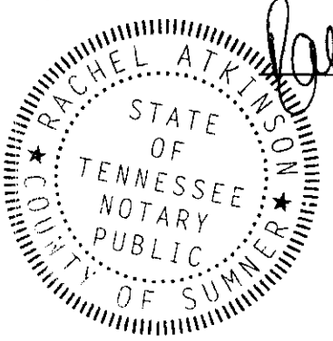
STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named W. Robert Locke and Virginia T. Locke, husband and wife, 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 21st day of April, 2006.

Commission expires: 10/07/2009



Notary Public

AFTER RECORDING RETURN TO: