Davidson County DEEDWARR
Recvd: 07/18/06 12:11 2 pgs
Fees:13.00 Taxes:1110.00

20060718-0086484

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PAMELA JO YATES NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 7th day of July, 2006.

Notary Public

My Commission Expires: 3-22-08

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:
Kyle C. Chambers and Andrew J. Chambers
7701 Hansrote Cove
Nashville, Tennessee 37221

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:

141-14-A-034.00CO

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, Jacqulynn Benson hereinafter referred to as Grantors, hereby transfers and conveys to Kyle C. Chambers and Andrew J. Chambers, 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. 34 on the Plan of Hanover Park of Shefield, as of record in Plat Book 9700, Pages 154-156, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Jacqulynn Benson by Deed from National Residential Nominee Services Inc. of record in Instrument No. 20050810-0094962, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2006, and subsequent years, a lien not yet due and payable.

Subject to all matters as set forth per Plat Book 9700, Pages 154, 155, and 156, Register's Office for Davidson County, Tennessee.

Declaration of Covenants, Conditions and Restrictions for Hanover Park of record in Book 10020, Page 110; amended in Book 10301, Page 178 and in Book 10640, page 950, Register's Office of said County.

Dedication of Common Area to Hanover Homeowners Associations, Inc. of record in Book 10907, Page 505, Register's Office of said County.

Charter of Incorporation of Hanover Park Homeowners Association, Inc. of record in Book 10024, Page 619, Register's Office of said County.

Easement of record in Book 3817, Page 891, Register's Office of said County.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

County and/or City taxes for the year 2006, 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 7701 Hansrote Cove, Nashville, TN 37221.

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, 2006.

Jacqulynn Benson

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 Jacqulynn Benson, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 7th day of July, 2006.

Notary Public

My Commission Expires: 11/8/08

K. THOMAS SIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires NOV. 8, 2008

RETURN TO:
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

260601306