Davidson County DEEDWARR
Recvd: 08/15/06 15:43 2 pgs
Fees:13.00 Taxes:836.20

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WSTATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $226,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 8th day of August 2006.

Notary Public

My Commission Expires: _____

GIB VAN DER HEYDEN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
MY COMMISSION EXPIRES 05/30/2007

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:
Andrea Carol Hewitt and Derek R. Gibson

6140 Bradford Hills Dr.
Nashville, Tennessee 37211

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:

172-12-0-B-226.00CO

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, Kevin M. Underwood, and Wife, Sarah B. Underwood hereinafter referred to as Grantors, hereby transfers and conveys to Andrea Carol Hewitt and Derek R. Gibson, tenants in common with right of survivorship, 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:

BEING Lot No. 262 on the Plan of Bradford Hills, Section Ten, of record in Plat Book 7900, Page 495, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Kevin M. Underwood, and Wife, Sarah B. Underwood by deed from Claridge Builders, Inc. of record in Deed Book 9083, page 958, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to all matters as set forth per Plat Book 7900, Page 495, Register's Office of said County.

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Restrictive Covenants of record in Deed Book 8069, Page 170, Book 8885, page 517, Register's Office of said County.

By-Laws of record in Deed Book 8071, Page 531, Register's Office for said County.

Charter of Homeowners Association of record in Deed Book 8071, Page 520, Register's Office for said County.

Open Space conveyed to Homeowner's of record in Deed Book 8154, Page 304, Register's Office for said County.

Deeds of Conveyance of record in Deed Book 8377, Page 769 and Book 8377, page 808, Register's Office for 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 6140 Bradford Hills Dr., Nashville, TN 37211.

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 8th day of August, 2006.

Kevin M. Underwood

Sarah B. Underwood

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Kevin M. Underwood, and Wife, Sarah B. Underwood with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained.

Witness my hand and official seal this 8th day of August, 2006.

Notary Public

My Commission Expires: 10/10/09

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