Space above this line for recording information

STATE OF TENNESSEE )
) WARRANTY DEED
COUNTY OF DAVIDSON )

KNOW ALL MEN BY THESE PRESENTS THAT, LEIGH ANNE HARTMAN, AND HUSBAND MARK W. HARTMAN herein referred to as Grantors for and in consideration of the sum of ONE HUNDRED EIGHTY THOUSAND AND 00/100 (180,000.00) Dollars to us paid by FELICITY ROSWELL, UNMARRIED, hereinafter referred to as Grantee in the State aforesaid, the receipt of which is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said Grantee, her heirs, successors, and assigns forever:

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. 128, Section Four, on the Plan of Hampton Hall, as shown on plat of record in Plat Book 11700, page 2, in the Registers Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

SUBJECT TO: Easements, building setback lines and certain restrictions that may be shown on Plat recorded in Plat Book 11700, page 2, Registers Office for Davidson County, Tennessee.

Being the same property conveyed to LEIGH ANNE HARTMAN and MARK W. HARTMAN, Wife and Husband by Warranty Deed from Beazer Homes Corp., dba Phillips Builders, dated June 8, 2000, recorded June 15, 2000 at Instrument Number 20000615 0059596, Registers Office for Davidson County, Tennessee.

This conveyance is made subject to Easements, Restrictions, Covenants, and Conditions of record, including matters shown on recorded plats.

Send Tax Bills to Felicity Roswell
Grantee's Address: 5660 Chestnutwood Trail
Hermitage, TN 37076

Tax/Map No. 0980-05-0-A-11.900 CO

TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the premises before mentioned unto the said Grantee , her heirs and assigns forever.

AND THE GRANTORS do hereby bind Grantors' heirs, executors and administrators, to warrant and forever defend all and singular the said premises unto the said Grantee, her heirs and assigns, against Grantors and Grantors' heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Davidson County DEEDWARR
Recvd: 12/04/06 10:32 2 pgs
Fees:13.00 Taxes:666.00



20061204-0149044

WITNESS our Hand and Seal this November 30, 2006.

Leigh Anne Hartman
Leigh Anne Hartman

Mark W. Hartman
Mark W. Hartman

STATE OF Tennessee

COUNTY OF Davidson

On this 30th day of November, 2006, before me personally appeared Leigh Anne Hartman, and husband Mark W. Hartman to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person(s) free act and deed.

Witness my hand and official seal, this the 30th day of November, 2006.

Notary Public

My Commission Expires: 11/14/09

(SEAL)

James M. Wells
State of Tennessee Notary Public
Davidson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $ 180,000.00 , which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Affiant

SWORN to before me this
30th day of November, 2006.

Notary Public for Davidson County, Tennessee

My Commission Expires: 11/14/09

(SEAL)

James M. Wells
State of Tennessee Notary Public
Davidson County

Prepared by and return to:
EquiTitle, Inc.
175 Mouse Creek Road NW
Cleveland, TN 37312