Sidwell record in correct County 213 (1)

SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin TN 37064

WARRANTY DEED

P-06-416-1

STATE OF Tennessee
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $223,000.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF October, 2006.

Notary Public

MY COMMISSION EXPIRES: 4/20/2008

(AFFIX SEAL)

SHIRLEY A. BEESLEY STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Prestige Title, LLC
1600 Westgate Circle, Ste. 200
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sandra Hatcher	New Owner (NAME)	
416 Old Towne Drive		160-16-0C-019.00CO
(ADDRESS)	(ADDRESS)	
Brentwood, Tennessee 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we TERRY R. PAYNE, UNMARRIED, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto SANDRA M. HATCHER, A MARRIED PERSON, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in WILLIAMSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Williamson County, Tennessee, being Unit No. 18 (19) as shown on the map entitled The Terraces at Brentwood Chase, of record in Instrument No. 20001103-0109137, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Terry R. Payne, by Deed from John W. McConnell, married, dated August 27, 2003, of record in Instrument No. 20030828-0125365, Register's Office for Williamson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 416 Old Towne Drive, Brentwood, Tennessee 37027
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

Davidson County DEEDWARR
Recvd: 12/04/06 11:18 2 pgs
Fees:12.00 Taxes:0.00
20061204-0149195

BK/PG:4088/919-920
06054145

DEED	
11/01/2006	09:21 AM
BATCH	85313
MTG TAX	0.00
TRN TAX	825.10
REC FEE	10.00
DP FEE	2.00
REG FEE	1.00
TOTAL	838.10

STATE of TENNESSEE, WILLIAMSON COUNTY
SADIE WADE
REGISTER OF DEEDS

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 my/our hand(s) this 30th day of October, 2006.

Terry R. Payne

STATE OF TENNESSEE

COUNTY OF Williamson

I, Carol T. Baker, a Notary Public of the County and State first above written, do hereby certify that Terry R. Payne personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

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

Notary Public

My Commission Expires: 2/15/09

(SEAL)

CAROL T. BAKER
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN

RETURN TO:

PRESTIGE TITLE, LLC
1600 Westgate Circle, Ste. 200
BRENTWOOD, TN 37027
615-515-6800