| THIS INSTRUMENT PREPARED BY: | STATE OF TENNESSEE, COUNTY OF DAVIDSON: |
|---|---|
| **HARRIS TITLE & ESCROW, LLC**<br>**40 Burton Hills Boulevard**<br>**Suite 150**<br>**Nashville, Tennessee 37215**<br>**615.665.9766**<br>**File #0612114**<br><br>**Record and Return to:**<br>RETURN TO:<br>PREMIER ESCROW, LLC<br>4301 HILLSBORO ROAD, STE 300<br>NASHVILLE, TN 37215<br><br>BOX 10-A | The actual consideration or value, whichever is greater, for this transfer is: $299,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me this 26th day of January, 2007.<br><br>Notary Public<br><br>My commission expires: KATHY SNIDER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY Expires May 22, 2010 |

Davidson County DEEDWARR
Recvd: 01/26/07 14:51 2 pgs
Fees:13.00 Taxes:1106.30

20070126-0011125

# WARRANTY DEED

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | TAX MAP-PARCEL NUMBERS: |
|---|---|---|
| Matthew R. Hilk<br>Margot Feintuch<br>7709 Hansrote Cove<br>Nashville, TN 37221 | Franklin American Mtg Co.<br>501 Corporate Center<br>Suite 400<br>Franklin, TN 37067 | MAP 141.14-A<br>PARCEL 32 |

**FOR AND IN CONSIDERATION** of the sum of ten dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Barrett Clifford Hester** and wife, **Andrea Cobrin Hester**, (the "Grantors") have this day bargained and sold, and do hereby transfer and convey to **Matthew R. Hilk** and wife, **Margot Feintuch**, (the "Grantees"), Grantees' successors, heirs, and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 32 on the Plan of Hanover Park of Sheffield, a Planned Unit Development, of record in Book 9700, Pages 154,155, & 156, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Barrett Clifford Hester and Wife, Andrea Cobrin Hester by deed dated May 14, 2004 from Scott F. Ghertner and Wife, Lynn L. Ghertner of record in Instrument No. 200405170057567, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year of 2007, which have been prorated and assumed by the Grantees.
2. Subject to all matters shown on the Plan of Hanover Park of Sheffield, a Planned Unit Development of record in Plat Book 9700, Page 154, 155, and 156, Register's Office of Davidson County, Tennessee.
3. Provisions of the Covenants, Conditions, and Restrictions of Hanover Park of record in Book 10020, Page 110, as amended in Book 10301, Page 178, Register's Office for Davidson County, Tennessee.
4. Charter of Hanover Park Homeowners Association, Inc., of record in Book 10024, Page 619, Register's Office for Davidson County, Tennessee.
5. Permanent driveway easement of record in Book 10464, Page 32, Register's Office for Davidson County, Tennessee.

**This is improved property known as: 7709 Hansrote Cove, Nashville, TN 37221**

**TO HAVE AND TO HOLD** said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to Grantees and Grantees' successors, heirs and assigns, forever. **GRANTORS COVENANT** that they are lawfully seized of said land in fee simple, have a good right to convey it, and that the same is unencumbered unless otherwise indicated in this document. **GRANTORS FURTHER COVENANT** and bind themselves and their successors, heirs, and assigns to warrant and forever defend the title to said land to Grantees and Grantees' successors, heirs, and assigns against the lawful claims of all persons.

**WITNESS THE EXECUTION HEREOF** this 26th day of January, 2007.

Barrett Clifford Hester

Andrea Cobrin Hester

**STATE OF TENNESSEE**

**COUNTY OF DAVIDSON**

Before me, the undersigned Notary Public, personally appeared, Barrett Clifford Hester and Andrea Cobrin Hester, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, at office, this 26th day of January, 2007.

Notary Public

My commission expires:

