(1)

# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/21/07 13:58 2 pgs
Fees:13.00 Taxes:954.60

20070521-0060391

State of Tennessee )
County of Davidson )

G#3629-2

The actual consideration or value, whichever is greater, for this transfer is **$258,000.00**.

Affiant

Subscribed and sworn to before me, this the 9th day of May, 2007.

Notary Public

My commission expires 11/24/07

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| **ANNA VERNER and CLINT VERNER** | **"NEW OWNERS"** | **Map 146-15-0 Parcel 132.00** |
| **5114 Overton Road** | | |
| **Nashville, TN 37220** | | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**CHRIS HAMES and wife, KATIE HAMES**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**ANNA VERNER and CLINT VERNER, wife and husband**

HEREINAFTER CALLED THE 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. 52 on the Plan of Brentwood Hall, Section II, as of record in Book 2083, Page 23, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.**

**BEING the same property conveyed to Chris Hames and wife, Katie Hames, by Warranty Deed from Nancy C. Russell, unmarried, of record in Instrument No. 20040504-0050559, Register's Office for Davidson County, Tennessee.**

**THIS conveyance is subject to restrictive covenants of record in Book 2084, Page 409, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantees herein.**

This is IMPROVED (__X__) unimproved (____) property, known as: **5114 Overton Road, Nashville, TN 37220** .

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 **9th** day of **May, 2007.**

**CHRIS HAMES**

**KATIE HAMES**

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **CHRIS HAMES and wife, KATIE HAMES ,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **9th** day of **May, 2007.**

**Notary Public**

**My Commission Expires:** 3/22/09

