Davidson County DEEDWARR
Recvd: 06/20/07 10:16 2 pgs
Fees:13.00 Taxes:1080.40

20070620-0073556

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $292,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 15th day of June, 2007.

Notary Public

My Commission Expires: 4/20/10

STATE OF TENNESSEE NOTARY PUBLIC DAWN D. CHASE WILLIAMSON COUNTY My Commission Expires April 20, 2010

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:
Hunter Rushton and Katie Chisholm
128 Sterling Oaks Court
Brentwood, Tennessee 37027

SEND TAX BILLS TO:
~~NEW OWNER~~
Bank of America NA
200 W. Trade Street Gateway Village 3rd Floor
Charlotte NC 28255-0001

MAP-PARCEL NUMBERS:
172-05-0-B 049.00 CO

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, **Timothy G. H. Hickman and wife, Laura A. Hickman** hereinafter referred to as Grantors, hereby transfers and conveys to **C. Hunter Rushton and wife, Kathryn B. Chisholm,** 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:

LAND in Davidson County, Tennessee, being Lot No. 49, Phase 1, on the Plan of Sterling Oaks, as shown on plat of record in Plat Book 8250, page 998, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Timothy G. H. Hickman and wife, Laura A. Hickman by Warranty Deed from Pulte Homes Tennessee Limited Partnership, of record in Book 11679, Page 975, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to all matters appearing on the Plan of record in Book 8250, Page 998, Register's Office for Davidson County, Tennessee.

Easement for ingress-egress of record in Book 4600, Page 99, Register's Office for Davidson County, Tennessee.

Easement for Sanitary Sewer and/or Storm Drainage of record in Book 7250, Page 755, Register's Office for Davidson County, Tennessee.

Charter of Sterling Oaks Home Owners Association of record in Book 10951, Page 540, Register's Office for Davidson County, Tennessee.

Conveyance of Common Areas of record in Instrument Number 20050510-0052774, Register's Office for Davidson County, Tennessee.

Declaration of Covenants, Conditions and Restrictions of record in Book 10951, Page 547, as amended in Book 11514, Page 959, Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 10951, Page 587, Register's Office for Davidson County, Tennessee.

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, 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 unimproved property known as 128 Sterling Oaks Court, Brentwood, TN 37027.

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 15th day of June, 2007.

Timothy G. H. Hickman

Laura A. Hickman

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Timothy G. H. Hickman and Laura A. Hickman, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of June, 2007.

Notary Public

My Commission Expires: 10/10/09

DONALD R. BARRETT, JR. NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

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