Davidson County DEEDWARR
Recvd: 06/25/07 12:31 2 pgs
Fees:13.00 Taxes:998.63
20070625-0075574

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
3125 North Mt. Juliet Road
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Jimmy Fletcher
5833 SEVEN POINTS TRACE
HERMITAGE TN 37076

MORTGAGEE

SEND TAX BILLS
OWNER
5833 SEVEN POINTS TRACE
HERMITAGE TN 37076

MAP-PARCEL:
MAP 098-13-O-C,
PARCEL 026.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Patrick Luke Sweeney and wife, Emily Laura Sweeney,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Jimmy Fletcher and wife, Linda Fletcher,** 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:

Being Lot No. 143 on the plan of The Meadows of Seven Points, Phase One, as of record in Plat Book 11700, Pages 18, 19, & 20, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Patrick Luke Sweeney and wife, Emily Laura Sweeney by deed of record from Frank Batson Homes, Inc., dated August 7, 2001 of record in Instrument # 20010813-0087306, Register's Office, Davidson County, Tennessee.
This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including Declaration of Covenants, Conditions & Restrictions and By-Laws of record in Book 11670, Page 822; Charter of record in Instrument # 200003220028986; Storm Water Detention Agreement of record in Book 11681, Page 411; easements, notes, covenants and conditions as shown on the plan of record in Plat Book 11700, Pages 18, 19 & 20, Register's Office, Davidson County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantees.

This is improved property known as: **5833 Seven Points Trace, Hermitage, TN 37076.**

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 our hands this 13th day of June, 2007.

Patrick Luke Sweeney

Emily Laura Sweeney

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Patrick Luke Sweeney and wife, Emily Laura Sweeney, the bargainor(s) 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 13th day of June, 2007.

NOTARY PUBLIC

DEANA ROBINSON NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 12.15.07

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $269,900.00.

AFFIANT

Subscribed and sworn to before me this 21st day of June, 2007.

NOTARY PUBLIC

My Commission Expires: 5/22/2010

ANGELA A. RAMSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 5/22/2010