Davidson County DEEDWARR
Recvd: 07/30/07 09:32 3 pgs
Fees:18.00 Taxes:288.60
20070730-0089880

This Instrument Prepared By:
John T. Gwin, Attorney at Law
2800 North Mt. Juliet Road
Mt. Juliet, Tennessee 37122-3008

ADDRESS NEW OWNER:
Rhonda Alma Scott
3416 Panorama Drive
Nashville, Tennessee 3721

SEND TAX BILL TO:
Owner

MORTGAGEE:
Wilson Bank & Trust
623 West Main Street
Lebanon, TN 37087

MAP **58-14-0**
GROUP
PARCEL **26.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Tamiko Charese Allen, unmarried** hereinafter called the Grantor, has bargained and sold, and by these presents, does transfer and convey unto **Rhonda Alma Scott, unmarried**, hereinafter called the Grantee, her heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 157 on the Plan of Enchanted Hills Subdivision, Section V, as of record in Book 37, page 132, Register's Office for Davidson County, Tennessee.

Said Lot No. 157 fronts 155.00 feet on the westerly margin of West Hamilton Road and runs back between lines, the northerly line being 185.13 feet and the southerly line being 317.3 feet, to a broken line in the rear, measuring 280.50 feet thereon.

Being the same property conveyed to Tamiko Charese Allen, unmarried by deed from dated March 23, 2007, of record in Instrument No. 20070323-0035538, Register's Office for Davidson County, Tennessee.

This is improved property known as 4231 West Hamilton Road, Nashville, Tennessee 37218.

Taxes for the current year have been settled between the parties. This conveyance is made subject all planning, zoning, and health department rules and regulations which may affect the premises. This conveyance is also made subject to the following matters:

1. Subject to Real Property Taxes for 2007, a lien not yet due and payable. Map 58-14-0, Parcel 26.00 . If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which the improvements are completed, as defined by Statute. Any applicable 2007 ad valorem real property taxes assessed by the Taxing Authority constitute a lien, due and payable.

2. Subject to all applicable zoning and planning restrictions, and all health department rules and regulations that may affect the premises.

3. Subject to restrictive covenants contained in instruments of record in Book 7912, page 839 and Book 8074, page 353, said Register's Office, and to which instruments reference is here made for the complete and exact terms, details and requirements thereof.

4. Subject to all of those facts, conditions and limitations shown on the Plat of record in Plat Book 3700, page 152, Register's Office for Davidson County, Tennessee. Reference is here made to said Plat for a more complete depiction of the terms and details thereupon.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever; and,

Grantor does covenants with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and,

Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 23rd day of July, 2007.

Tamiko Charese Allen

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Tamiko Charese Allen, unmarried**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 23rd day of July, 2007.

Patricia M. Gwin
NOTARY PUBLIC

PATRICIA M. GWIN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 11/23/2008

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $78,000.00.

Rhonda Adams Scott
AFFIANT

Subscribed and sworn to before me on this 23rd day of July, 2007.

Patricia M. Gwin
Patricia M. Gwin
NOTARY PUBLIC
My Commission Expires: 11/23/2008

