Record and Return to:
Prepared By:
Chapman and Rosenthal Title, Inc.
3817 Bedford Avenue, Suite 140
Nashville, TN 37215

This Instrument Prepared By:
Elite Title Company, LLC
109 Westpark Drive, Suite 350
Brentwood, TN 37027
6070362

Send Tax Bills To:
New Owner

Davidson County DEEDWARR
Recvd: 08/03/07 15:08 2 pgs
Fees:13.00 Taxes:1239.50
20070803-0092878

New Owner is:
Edward D. Hillard Jr.
2960 Primrose Circle
Nashville, TN 37212

MAP: 117-03-0

PARCEL: 059.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Amy L. Arnold, unmarried**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Edward D. Hillard,* unmarried**, *Jr. hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Property Address: **2960 Primrose Circle, Nashville, TN 37212**

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 1 and a small triangular lot lying immediately north of and adjoining said Lot No. 1 BLOCK "D" as shown on the plan of Belmont Terrace Annex No. 4 as of record in Book 974, page 97, Register's office for Said County, and described as follows:

Beginning at a point on the westerly margin of Primrose Circle at the common corner of Lots 1 and 2,; thence with the line between said lots westwardly 160 feet to a point; thence northwardly passing the corner of Lot 1 and continuing northwardly, in all 239.3 feet to a concrete monument set in the westerly margin of Primrose Circle or Avenue, at the intersection of same with the westerly margin of Hazelwood Avenue, thence along a slight curve southeastwardly 182 feet, more or less, to a point, and continuing with the margin of Primrose Avenue, Southeasterly and southwardly along another curve 65.3 feet to a point in the westerly margin of Primrose Circle, thence with the margin of same , southwardly 78 feet to the beginning.

Being the same property conveyed to Amy L. Arnold from Jeffrey Grissom and wife, Natalie Grissom by Warranty Deed dated 10-16-06 and recorded in Instrument No. 20061023-0130872, said Register's Office.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate,

title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this the 26 day of July, 2007.

GRANTOR(S):

Amy L. Arnold

AMY L. ARNOLD

ACKNOWLEDGEMENT

STATE OF Florida
COUNTY OF Santa Rosa

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Amy L. Arnold** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the this the 26 day of July, 2007.

Notary Public State of Florida
Beverly Cooley
My Commission DD595801
Expires 09/17/2010

Beverly Cooley

NOTARY PUBLIC
My Commission Expires: 9/17/2010

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is **$335,000.00**

AFFIANT

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

SWORN TO and subscribed before me this the 27 day of July, 2007.

NOTARY PUBLIC
My commission expires:

MY COMMISSION EXPIRES NOV 22 2010