WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/07/07 09:02 2 pgs
Fees:13.00 Taxes:592.00

20070907-0107388

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$160,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE.

Notary Public

MY COMMISSION EXPIRES: July 20, 2008

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 165 Indian Lake Blvd., Ste. 106
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anna E. Hazelwood	Anna E. Hazelwood	06312004300
(NAME) 4479 South Trace Blvd.	(NAME) 4479 South Trace Blvd.	
(ADDRESS) Old Hickory, TN 37138	(ADDRESS) Old Hickory, TN 37138	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20071822

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **we, Robin Wheeler and Teresa Bamford**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Anna E. Hazelwood, unmarried**, hereinafter called the GRANTEE, **his/her** heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Lot Number 48 on the Plan of Southfork, Section Two, as of record in Book 6250, page 386, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said property

BEING all of the same property conveyed to Robin Wheeler and Teresa Bamford by Substitute Trustee's Deed from Shapiro & Kirsh, LLP dated June 14, 2007 of record in Instrument No. 20070629-0078063, Register's Office for Davidson County, Tennessee.

Restrictions:

This conveyance is made subject to all terms and matters as shown on the aforementioned plat of record and to restrictions of record in Book 6906, Page 733 and in Book 8291, page 955, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 4479 South Trace Blvd., Old Hickory, TN 37138

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, his/her heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this.

Robin Wheeler

Teresa Bamford

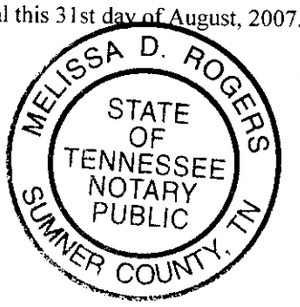
STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Robin Wheeler and Teresa Bamford, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Robin Wheeler and Teresa Bamford executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 31st day of August, 2007.

Commission expires: 3/24/09



Melissa D. Rogers

Notary Public