WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/11/07 14:53 3 pgs
Fees:18.00 Taxes:407.00
20070911-0109066

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$110,000.00.**

Affiant

Subscribed and sworn to before me this 10th day of September, 2007.

Notary Public
My Commission expires: 7/10/10
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Ashley W. Hancock	SunTrust Mortgage, Inc.	082-04-0-112.00
1014 North 6th Street	201 Fourth Avenue North, 7th Floor	
Nashville, TN 37207	Nashville, TN 37219	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **D & R Development Company, Inc.**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Ashley W. Hancock, an unmarried woman**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 131 on the plan of Sharp and Crutcher's Addition, of record in Book 57, page 82, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to D&R Development Company, Inc., by deed from Mark Scott, on April 2, 2007, of record in Instrument Number 20070402-0038902, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Taxes and assessments for the year 2007 and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 082-04-0-112.00.
- Subject to all matters as shown on the Plan of record in Book 57, page 82, Register's Office Davidson County, Tennessee.

This is improved property known as: **1014 North 6th Street, Nashville, TN 37207**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 September 10, 2007.

D & R Development Company, Inc.

BY:

STATE OF TENNESSEE

COUNTY OF Davidson

On this 10th day of September, 2009, before me, appeared Keith Dowd, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the Secretary of DHR Development Company, Inc., and that the seal affixed to said instrument is the corporate seal of said corporation (or association), and that said instrument was signed and sealed in behalf of said corporation (or association) by authority of its Board of Directors (or Trustees) and said Keith Dowd, acknowledged said instrument to be the free act and deed of said corporation (or association).

WITNESS my hand and seal at office the day and year above written.

NOTARY PUBLIC

My Commission Expires: 8/10/10

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

I, Hal E. Wilson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Daphne M. Davis, a notary public for this county and state, Hal Emison, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Daphne M. Davis
Notary's Signature

My commission expires: 11-14-2009

DAPHNE M. DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(Seal)