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Davidson County DEEDWARR Recvd: 10/11/07 11:54 2 pgs Fees:13.00 Taxes:4810.00 20071011-0120957 (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF WILLIAMSON** The actual consideration or value, whichever is greater, for this transfer is $1,300,000.00 Catherine Rapdale Affiant Subscribed and sworn to before me, this 9th day of October, 2007. Georgette R Kennedy Notary Public Expiration of commission. 9-19-09

GEORGETTE R. KENNEDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
7105 Crossroads Blvd. Suite 105
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Karen Jane King	New Owner	**Map\Parcel: 159-242**
1238 East Hickory Springs Court		
Brentwood, TN 37027		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED,

Hammond and Brandt Builders, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Karen Jane King

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:

Land in Forest Hills, Davidson County, Tennessee, being Lot No. 2 on the Plat of the Owen/Tallent Subdivision, of record in Instrument No. 20051209-0148495, filed December 9, 2005, in the Register's Office for Davidson County, Tennessee, and to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Hammond and Brandt Builders, LLC by Warranty Deed from William T. Owen and wife, Amy Wilder Owen, dated August 9, 2006, of record in Instrument No. 20060810-0098710, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters shown on the Plan of record in Instrument No. 20051209-0148495, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 4505, Page 501, Register's Office for DAVIDSON County, Tennessee.
Notice of Completion of record in Instrument No. 20070626-0076161, Register's Office for DAVIDSON County, Tennessee.
Option Agreement of record in Instrument No. 20040427-0047766, Register's Office for DAVIDSON County, Tennessee.
Landscape and Vegetation Buffer Easement as described in deed of record in Instrument No. 20060810-0098710, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This is property known as 1238 East Hickory Springs Court, Brentwood, TN 37027.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, its successors and assigns in fee simple forever.

Grantor covenants that Grantor is lawfully seized and possessed of said real estate, has full power and authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and Grantor will forever warrant and defend the same against the lawful claims of all persons whomsoever.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits. 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 my/our hand(s) this 9th day of October, 2007.

Hammond & Brandt Builders

X _____

By: Walter T. Brandt
Title: Chief Manager

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared Walter T. Brandt, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Chief Manager (or other officer authorized to execute the instrument) of Hammond & Brandt Builders, L.L.C., the within named bargainor, a Tennessee limited liability company, and that he as such Chief Manager executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Chief Manager.

Witness my hand and seal, this 9th day of October, 2007.

Notary Public _____
My commission expires: _____

A. SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES:
MARCH 14, 2009

File #: **07750-SH**
RECORD & RETURN TO:

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