This instrument prepared by:
Lehman Land Title, Inc.
6 Cadillac Drive Suite 190
Brentwood, TN 37027
(615) 371-8999

File No.: **3574**

Davidson County DEEDWARR
Recvd: 11/21/07 11:33 2 pgs
Fees:13.00 Taxes:1406.00
20071121-0136328

WARRANTY DEED

THIS INDENTURE, made and entered into this 19th **day of** November, 2007, by and between **David W. Aikens, an unmarried person,** parties of the first part, and H.Wayne Hancock and wife, Susan C. Hancock, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Brentwood,** County of **Davidson**, State of **Tennessee**, to wit:

Land in Davidson County, Tennessee, being Lot 36, HEMMINGWOOD, PHASE II, III AND IV, as shown on plat of record in Plat Book 6900, Page * in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

* 6, 7, and 8

Being the same property conveyed by Warranty Deed from Rubin Schmidt and Mary Schmidt, husband and wife to David W. Aikens, an unmarried person as recorded on the 2nd day of June, 2005 in Instrument No. 20050602-0062351 and Warranty Deed from Rubin Schmidt and Mary Schmidt, husband and wife to David W. Aikens, an unmarried person as recorded on the 6th day of May, 2005 in Instrument No. 20050506-0051402, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

Parcel ID # **160 11 0A 036.00, 160-11-A 36.00 CO**

☒ Improved OR

☐ Unimproved property located at: **5541 Hearthstone Lane, Brentwood, TN 37027**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

David Aikens

STATE OF Kentucky

COUNTY OF Jefferson

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **David W. Aikens, an unmarried person** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 7th day of November, 2007.

Notary Public

My Commission Expires: 4-26-2011

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Owner's Name: H. Wayne Hancock

and Address: 5541 Hearthstone Lane

Brentwood, TN 37027

Mail tax bills to, (Person or Agency responsible for payment of taxes)

Country Home Home Loans

P.O. Box 660694

Dallas, TX 75266-0694

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 380,000.00 which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 19th day of November, 2007.

Notary Public

My Commission Expires: 3/20/2010