Send Tax Statements To:
New Owner

Name and Address of New Owner:
Stephanie Hamilton
827 Longhunter Court
Nashville, TN 37217

This Instrument Prepared By:
JOHN G. MITCHELL, III
Attorney at Law
279 Robert Rose Drive, Suite B
Murfreesboro, TN 37129

Davidson County DEEDWARR
Recvd: 12/10/07 14:57 2 pgs
Fees:13.00 Taxes:307.10
20071210-0142585

Map and Parcel: 135-08-0A-827.00

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **SANDRA J. HARDCASTLE, an unmarried widow,** has this day bargained and sold and does hereby transfer and convey unto, **STEPHANIE HAMILTON, unmarried**, her heirs and assigns, forever, that certain parcel of real estate located in Davidson County of the State of Tennessee, being described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit Number 827 of Tract #19, Site Plan, Nashboro Village Nineteen Condominiums, a horizontal property regime established by Master Deed of record in Book 5333 at page 957, the Plat of which is of record in Plat Book 5200 at page 80, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description. SOURCE OF DESCRIPTION: THIS IS THE SAME DESCRIPTION AS IN THE PREVIOUS DEED OF RECORD

Being the same property conveyed to Michael L. Hardcastle and Sandra J. Hardcastle, by deed from Milton A. Oglesby, unmarried, dated October 27, 1992, appearing of record in Book 8768, page 360, of the Register's Office of Davidson County, Tennessee. Michael L. Hardcastle having since deceased as of May 27, 1995, of said Register's Office.

This conveyance is made subject to Declaration of Covenants, Restrictions and Conditions contained in instrument of record in Record Book 5469, page 840; Master Deed and By-Laws of record in Book 5333, page 957; Charter of Homeowners Association of record in Book 5344, page 959; Quitclaim Deed to Metro of record in Book 8524, page 546; and to any and all matters shown on said plat and survey of record in Plat Book 5200, page 80; all of said Register's Office.

This conveyance is subject to any and all existing easements and/or restrictions of record.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said, **STEPHANIE HAMILTON, unmarried,** her heirs and assigns, forever.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it has a good right to convey the same and that it is

unencumbered, except for the lien of the 2007 real property taxes which have been prorated between the parties and are assumed by the Grantee.

The undersigned further covenants and binds itself, its successors and assigns to forever warrant and defend the title to said real estate to the Grantee, her heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is subject to any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 3rd day of December 2007.

Sandra J. Hardcastle

Sandra J. Hardcastle

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, personally appeared, **Sandra J. Hardcastle, an unmarried widow,** the bargainers(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), acknowledged that she, executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL in Davidson County, Tennessee, this the 3rd day of December, 2007.

ZOILA K. ESTES NOTARY PUBLIC My Comm. Expires April 19, 20 RUTHERFORD COUNTY, TN

Zoila K Estes

NOTARY PUBLIC

My Commission Expires: 4-19-2010

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $83,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Sallie Allen

AFFIANT

SWORN to and subscribed before me, this the 3rd day of December, 2007.

Zoila K Estes

NOTARY PUBLIC
My Commission Expires: 4-19-2010

ZOILA K. ESTES NOTARY PUBLIC My Comm. Expires April 19, 20 RUTHERFORD COUNTY, TN