WARRANTY DEED

Return To: File Box 9B
Richard Jones Rd: Stamp 10
Nashville, TN 37211
File #27341

CHRISTIE M. READ NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 22, 2010

STATE OF TENNESSEE
COUNTY OF **Davidson**
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $27,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF **January, 2008**

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

WARRANTY DEED

This Instrument Prepared By:
Commerce Union Title, LLC
100 Bluegrass Commons Blvd. Suite 2110, Hendersonville, TN 37075
File # 08-010024

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stacey W. Schlect	Pinnacle National Bank	**053-06-B 119.00 CO**
(NAME) **1995 Waterford Drive**	(NAME) 211 Commerce Street, Ste 300	
(ADDRESS) **Old Hickory, TN 37138**	(ADDRESS) Nashville, TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Travis Hilton and Anna Hilton, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Stacey W. Schlect,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TN, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot 26, PHASE 5-A, WATERFORD, as shown on plat of record in Plat Book 7900, Page 837 and Boundary Plat of record in Book 6900, Page 540, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Travis Hilton and wife, Anna Hilton by Warranty Deed from Sherri Lynn Bradley, married, formerly known as Sherri Lynn Matthews, recorded on the 1st day of July, 2003 in Instrument No. 20030701-0090752, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **1995 Waterford Drive, 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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.

IN WITNESS WHEREOF, this instrument has been executed on this the **31st** day of **January, 2008.**

Travis Hilton

Anna Hilton

Davidson County DEEDWARR
Recvd: 02/01/08 15:17 2 pgs
Fees:13.00 Taxes:471.75

20080201-0010845

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned Notary in and for said County and State, personally appeared the within named **Travis Hilton and Anna Hilton**, who I am acquainted, or proved on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at Hendersonville, Tennessee, this 1/31/2008.

MY COMMISSION EXPIRES: 3/11/2011

NOTARY Sheila McCord STATE OF TENNESSEE NOTARY PUBLIC Sumner County, TN