State of Tennessee
County of Davidson

This actual consideration or value – whichever is greater- is **$ 251, 000.00**

Affiant

Subscribed and sworn before me this the **14th day** of **March, 2008**

Notary Public My Commission Expires: 2-5-11

APRIL H. BELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Davidson County DEEDWARR
Recvd: 03/20/08 14:58 2 pgs
Fees:13.00 Taxes:928.70
20080320-0028419

Warranty Deed

Instrument prepared by:
Service Escrow & Title, Inc.
6001 Jackson Square Boulevard Suite 700
Lavergne, TN 37086

Address of New Owner(s)	Improved Property known as:	Send tax bills to:
Rhonda Scott **2920 Nocturne Forest Drive** **Nashville, TN 37207**	**2920 Nocturne Forest Drive** **Nashville, TN 37207**	**Hamilton Mortgage Corp.** **One Independence Plaza** **Suite 416** **Birmingham, AL 35209**

Map 070-03-0-A Parcel 67.00CO

For and in consideration of the sum of Ten Dollars, Cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged

Joan M. Fleming, unmarried

Hereinafter called the Grantors(s), have this day bargained and sold, and by these presents do hereby transfer and convey unto

Rhonda Kinslow, married

Hereinafter called the Grantee(s) their successors and assigns, a certain parcel of land together with all tenements, hereditaments and appurtenances thereto located in **DAVIDSON** COUNTY, TENNESSEE, more particularly described as follows:

Being Lot No. 64, on the plan of Revision One Phase Two Nocturne Forest and Phase Three Nocturne Forest, of record in Instrument No. 20030122-0008632, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Joan M. Fleming by deed from Cumberland Builders, Inc., of record in Instrument No. 20041119-0139284, dated October 15, 2004, Register's Office for Davidson County, Tennessee.

Subject any and all matters including but not limited to notes, easements, building setback lines, restrictions, and/or certifications as contained on the Plat of said Subdivision of record in Plat Instrument No. 20030122-0008632, Register's Office for said County.

Subject to any easements and/or restriction of record in the Register's Office for Davidson County, Tennessee.

Subject to Declaration of Covenants, Conditions and Restrictions of Nocturne Forest Homeowners Association, of record in Book No. 7993, Page 683 and as Instrument No. 20040210-0016035, Register's Office for Davidson County, Tennessee.

Subject to Deed conveying the open spaces to Nocturne Forest Homeowner's Association, Inc., of record in Record Instrument No. 20040210-0016036, Register's Office for said County.

Subject to Storm water detention agreement of record in Instrument No. 20031010-0150642, Register's Office for said County.

Subject to current and subsequent years taxes.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estates, title and interest thereto belonging to the said Grantee(s), their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have 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 GRANTEE(S), their successors, heirs and assigns against the lawful claims o fall persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender shall be applicable to all genders

Executed this 14th day of March 2008.

Joan M. Fleming

STATE OF Tennessee

COUNTY OF Rutherford

Personally appeared before me, the undersigned Notary Public, in and for said County and State, **Joan M. Fleming** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and has acknowledged that they executed this instrument for the purpose therein contained.

Witness my hand and official seal this 14th **Day** of **March 2008.**

My Commission Expires:
7-5-11

Notary Public



