THIS DOCUMENT PREPARED BY (AND AFTER
RECORDING RETURN TO):
First National Financial Title Services, LLC
25 Century Blvd., Suite 203
Nashville, TN 37214
Phone 615.883.0040 • Fax: 615.883.0827
File No. N15377

Davidson County DEEDWARR
Recvd: 04/02/08 11:56 2 pg:
Fees:13.00 Taxes:517.08
20080402-0033053

Property Address:
709 Woodcraft Drive, Nashville, TN 37214 ---Above This Line Reserved For Official Use Only---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Lisa Lynn Hamilton, married**, hereinafter referred to as Grantor, has this day bargained and sold, and by these presents does hereby transfer and convey unto **Suzanne Medes,** a single woman, hereinafter Grantee, the following lands and property, together with all improvements located thereon, lying in the Davidson County, Tennessee, to-wit:

Being Lot Number 8, on the Plan of Percy Priest Woods Subdivision, (Revision of Cheswicke park P.U.D.), as shown by plat of record in Plat Book 9700, Page 384, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantor by virtue of a general warranty deed from Tonya L. Carpenter Brown and husband Leonard Christopher Brown Sr., dated January 31, 2003, and recorded February 5, 2003, in the Register's Office for Davidson County, Tennessee, Instrument Number 20030205-0015946.

Jonathan Staten to join in this deed to convey any/all marital interest that he may have in the subject property.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2008 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] not a part of the homestead of Grantor and is not Grantor's marital residence, or [X] is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

WITNESS Grantor's hand this 31st day of March, 2008.

Lisa Lynn Hamilton {Seal}
Lisa Lynn Hamilton

{Seal}
Jonathan Staten

State of TENNESSEE
County of DAVIDSON

On this the 31st day of March, 2008, before me, the undersigned officer, personally appeared Lisa Lynn Hamilton and husband, Jonathan Staten, known to me (or satisfactorily proven) to be the party executing the foregoing instrument and she acknowledged that she, executed same as her free act and deed.

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires November 22, 2010

Notary Public

My Commission expires: _____

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property, whichever is greater is $139,750.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this the 31st of March, 2008.

Notary Public

My Commission expires: 11/24/09

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Name of Owner and Property Address:
Suzanne Medes
709 Woodcraft Drive
Nashville, TN 37214

Person Or Entity Responsible For Payment Of Taxes:
~~Suzanne Medes~~
Residential Loan Centers of America, Inc.
2350 E. Devon Avenue, Suite 300
Des Plaines, IL 60018

Tax Parcel ID#: 108-15-0-A 008.00 CO