98-1-114

Davidson County DEEDWARR
Recvd: 04/17/08 10:39 2 pgs
Fees:13.00 Taxes:899.10
20080417-0038928

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 7th day of April, 2008 by and between **Gaius Hill and Sherry Hill**, hereinafter referred to as GRANTOR, and **Paul Dougherty, an unmarried man**, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 337, Rolling River Estates, Phase IV, as of record in Plat Book 5200, page 184 & 185, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

This Conveyance is Subject to the Following:
1) Restrictive Covenants of record in Book 4788, page 950 and amended in Book 4871, page 640 and Book 5463, page 238, Register's Office for said County

2) Declaration of Conditions, Covenants and Restrictions of record in Book 4892, page 689 and amended in Book 5463, page 238, Register's Office for said County

3) By-Laws of record in Book 4892, page 679 and amended in Book 5463, page 238, Register's Office for said County

4) Rolling River Estates Charter of record in Book 4892, page 671, Register's Office for said County

5) Articles of Amendment to Charter of record in Book 8276, page 552, Register's Office for said County

6) Transmission Line Easement of record in Book 4259, page 651, Register's Office for said County
Being the same property conveyed to Gauis Hill and Sherry Hill by Warranty Deed from Stanley Charles Kozich and Zonelle Kozich dated March 9, 2001 and recorded April 6, 2001 of record in Instrument No. 20010406-0034019, Register's Office for Davidson County, Tennessee.

This is [X]improved [ ]unimproved property known as: **7563 Rolling River Pkwy, Nashville, TN 37221**

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Gaius Hill

Sherry Hill

INDIVIDUAL
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said county and state, Gaius Hill and Sherry Hill, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 7th day of April, 2008.

Notary Public

My Commission Expires: MY COMMISSION EXPIRES OCTOBER 26, 2008

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Name and Address of Property Owner:
Paul Dougherty
7563 Rolling River Pkwy
Nashville, TN 37221

Send Tax Statements to:
Churchill Mortgage Corp.
761 Old Hickory Blvd. Ste 400
Brentwood. TN 37027

Map and Parcel--141.11-0A-024.00 CO

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $243,000.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Cynthia Ann Hare
Affiant

Sworn to and subscribed before me, a Notary Public, this 7th day of April, 2008.

Notary Public
My Commission Expires: MY COMMISSION EXPIRES OCTOBER 26, 2008

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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