THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Jessica Privitt
4304 Baton Rouge Drive
Hermitage, TN 37076

MORTGAGEE

Davidson County DEEDWARR
Recvd: 05/09/08 13:01 2 pg
Fees:13.00 Taxes:388.50
20080509-0048278

SEND TAX BILLS
New Owner

MAP-PARCEL:
075-11-0-162.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Deborah Ann Hill, now Childress, married,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Jessica Privitt, unmarried** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 84-A on the Zone Lot Division of Lots 80 thru 101 and 103 thru 107 Rachel's Square, Section 2, as of record in Plat Book 6250, Page 542, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Deborah Ann Hill, unmarried by deed of record from Steven W. O'Riley and Stephanie L. O'Riley, dated April 25, 2002 of record in Instrument No. 20020506-0055223, Register's Office, Davidson County, Tennessee.

Deborah Ann Hill and Deborah Ann Childress are one in the same person.

Grantor's spouse does not join in this conveyance as this is not their marital residence.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 6455, Page 135; Charter for HOA of record in Book 6683, Page 570, easements, covenants and conditions as shown on the plan of record in Plat Book 6250, Page 542, Register's Office, Davidson County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.

This is improved property known as **4304 Baton Rouge Drive Hermitage, TN 37076.**

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.

Witness our hands this 6th day of May, 2008.

Deborah Ann Hill Childress

Deborah Ann Hill Childress

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Deborah Ann Hill Childress, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 6th day of May, 2008.

NOTARY PUBLIC

DEAN ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1.2.12

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $105,000.00.

AFFIANT

Subscribed and sworn to before me this 6th day of May, 2008.

NOTARY PUBLIC

My Commission Expires: 11-22-08

LEEZA OSBORNE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires
November 22, 2008