Davidson County DEEDWARR
Recvd: 05/29/08 16:02 2 pgs
Fees:13.00 Taxes:629.00
20080529-0054891

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

ADDRESS NEW OWNER
Kyle M. Nelson
916 Moleah Ct.
Hermitage, TN 37076

MORTGAGEE
Countryide Bank, FSB
3011 Armory Drive, Ste. 120
Nashville, TN 37204

SEND TAX BILLS
Mortgagee

MAP-PARCEL:
086-07-0-A-046.00 CO

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, **Henry Hamilton and wife, Tina Jones Hamilton,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Kyle M. Nelson, 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. 46 on the Plan of Bret Ridge, as of record in Plat Book 6900, Page 121, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Tina Y. Jones and Henry Hamilton by deed of record from Raymond C. Canady and wife, Sonja C. Canady, dated September 15, 1995 of record in Book 9797, Page 270, Register's Office, Davidson County, Tennessee.

Tina Y. Jones and Tina Jones Hamilton are one in the same person.

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 7030, Page 527; Book 7047, Page 171; Storm Water Detention Agreement of record in Book 7009, Page 940; Charter for HOA of record in Book 6947, Page 577; easements, covenants and conditions as shown on the plan of record in Plat Book 6900, Page 121, 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 **916 Moleah Ct. 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 23rd day of May, 2008.

Henry Hamilton

Tina Jones Hamilton

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Henry Hamilton and wife, Tina Jones Hamilton, 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 23rd day of May, 2008.

NOTARY PUBLIC

My Commission Expires: 7-24-11

DAINA LOGGINS NOTARY PUBLIC AT LARGE WILSON CO. TENN.

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $170,000.00.

AFFIANT

Subscribed and sworn to before me this 23rd day of May, 2008.

NOTARY PUBLIC

DEAN ROBINSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 1-2-12