State of Tennessee
County of Davidson

This actual consideration or value – whichever is greater- is $ **144,621.00**

Affiant

Subscribed and sworn before me this **15th** day of **July, 2008.**

Notary Public My Commission Expires:

Davidson County DEEDWARR
Recvd: 07/30/08 13:11 2 pgs
Fees:13.00 Taxes:535.10
20080730-0078086

WARRANTY DEED

This Instrument was prepared by:
Service Escrow & Title, Inc.
6001 Jackson Square Blvd. #700
Lavergne, Tennessee 37086

Address of New Owner(s)
Carol Y. Hamer
1616 London Gardens Court
Antioch, Tennessee 37013

Improved Property known as:
1616 London Gardens Court
Antioch, Tennessee 37013

Map 151-10 Group A Parcel 196

Send tax bills to:
PHMCWF, LLC
2536 Countryside Blvd.
Ste. 530
Clearwater, FL 33763

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,

CRAIG A. CHRISTIE AND WIFE, KRISTA LYNN CHRISTIE

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

CAROL Y. HAMER, UNMARRIED

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:

Land in Davidson County, Tennessee, being Lot No.176, on the Plan of Phase 2, Villages of Long Hunter, PUD, as shown by plat appearing of record of Instrument No. 20020515-0059732, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lots.

Being the same property conveyed to Craig A. Christie, unmarried by Warranty Deed from Ole South Properties, Inc. of record in Instrument Number 20021001-0119320 and re-recorded in Instrument Number 20021018-0128387, Register's Office for Davidson County, Tennessee, dated September 23, 2002.

Any and all matters of record as contained on the Plat of said Subdivision of record in Plat Book 20020515-0059732, Register's Office for said County.

Covenants, Conditions, and Restrictions contained in Book/Instrument Number 20010531-0056382 and amended in Instrument No. 20031111-0164945 and 20041022-0127537, Register's Office for said County.

Declaration of Taking of record in Book 4446, page 423, Register's Office for said County. Judgement of record in Book 4345, page 351 for a 150 foot wide easement for the use of the Tennessee Valley Authority, Register's Office for Davidson County, Tennessee.

Reservation for graveyard and right of way 20 feet wide for ingress and egress of record in Book 1115, page 302 and Book 1101, page 457, Register's Office for said County.

Quitclaim Deed to Villages of Long Hunter Homeowners Association, Inc. of record in Instrument Number 20010531-0056383, Register's Office for said County.

Charter of the Villages of Long Hunter of record in Instrument Number 20010531-0056381, Register's Office for Davidson County, Tennessee.

Storm Water Detention Agreement of record in Instrument Number 20020718-0086411, Register's Office for Davidson County, Tennessee.

Water Main easements 20 feet wide granted to Metropolitan Government of Nashville and Davidson County of record in Book 8197, page 288; Book 8358, page 91; and Book 8538, page 94, Register's Office for Davidson County, Tennessee.

Utility Easement granted to Tennessee Telephone Company of record in Book 9661, page 919, Register's Office for Davidson County, Tennessee.

Transmission Line Easement of record in Book 2338, page 466, Register's Office for Davidson County, Tennessee.

Easements granted to Crossman Communities of Tennessee, LLC of record in Instrument Numbers 20000906-0088272 and 20000906-0088271, Register's Office for Davidson County, Tennessee.

Easement of Sanitary Sewers and/or Storm Drainage of record in Instrument Number 20000130-0107415, Register's Office for Davidson County, Tennessee.

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

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 **15th day of July, 2008.**

Craig A. Christie

Krista Lynn Christie

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public, in and for said County and State,

Craig A. Christie and Krista Lynn Christie

, the within named Grantor, with whom I am personally acquainted or who proved to me based upon satisfactory information and who acknowledged that **he** executed the within instrument for the purposes contained.

Witness my hand and official seal this **15th day** of **July, 2008.**

My Commission Expires:

3-20-10

Notary Public