Prepared by:
Tennessee Title & Escrow Affiliates, LLC
501 Corporate Center Drive, Suite 280
Franklin, TN 37067

Davidson County DEEDWARR
Recvd: 10/22/08 13:39 3 pgs
Fees:18.00 Taxes:377.40
20081022-0105906

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $102,000.00

Affiant

Subscribed and sworn to before me, this 1st day of October 2008.

Notary Public
My commission expires:

Address of New Owner:	Send Tax Bills to:	Tax Information
Tamala C. Anthony	new owner	XXXXXXXXXX
413 Oak Forge Drive		163-11-0A-040.00
Antioch, TN 37013		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Carol Y. Hamer, unmarried** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Tamala C. Anthony, unmarried** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 40 on the Plan of Bell Forge Village, Section Two, Third Revision of record in Plat Book 6900, Page 250, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Carol Y. Hamer, unmarried by deed from Craig T. Olson and wife, Jane K. Olson of record in Book 10503, Page 399, in the Register's Office for Davidson County, Tennessee, dated June 17, 1997.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as 413 Oak Forge Drive, Antioch, TN 37013

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 my hand this the 1st day of October, 2008.

Carol Y. Hamer

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Carol Y. Hamer**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this the 1st day of October, 2008.

Notary Public

My Commission Expires November 22, 2010

My Commission expires: _____

FILE NO: 2008080921

CERTIFICATE OF AUTHENTICITY

I, Christopher R Jackson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Custodian

Cumberland Title

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Michelle Lee Reynolds, a notary public for this county and state, Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

(SEAL)

My Commission Expires: June 20, 2011

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