THIS INSTRUMENT PREPARED BY AND AFTER RECORDING RETURN TO:

Sterling Title Services

215 Ward Circle, Suite 101

Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 12/03/08 10:45 2 pgs
Fees:13.00 Taxes:1128.50
20081203-0117267

Address New Owner(s)
Sean McKay and Laura McKay, husband and wife
1423 Moores Court
Brentwood, Tennessee 37027

Send Tax Bills To:
New Owner

Map & Parcel Nos.:
160 11 0 051.00

WARRANTY DEED

THIS INDENTURE, made and entered into this 25 **day of** November, 2008, by and between **Nathan Wimsatt and Melisa Wimsatt, husband and wife**, party of the first part, and **Sean McKay and Laura McKay, husband and wife**, party of the second part,

WITNESSETH: That for and in consideration of **THREE HUNDRED FIVE THOUSAND AND 00/100 DOLLARS ($305,000.00)** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Brentwood, County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of Phase Seven, Heathstone, of record in Book 6250, Page 935, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Nathan Wimsatt and wife, Melisa Wimsatt, from William L. Bliss and wife, Linda J. Bliss, by deed dated September 22, 2005, of record in Instrument No. 20050930-0117559 in the records for Davidson County, TN.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Nathan Wimsatt

Melisa Wimsatt

STATE OF TENNESSEE, COUNTY OF Williamson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Nathan Wimsatt and Melisa Wimsatt, husband and wife** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 25 **day of** November, 2008.

My commission expires: 5/2/2011

Notary Public

Keri Duncan State of Tennessee Notary Public Davidson County

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, $305,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me, this 25 **day of** November, 2008.

Keri Duncan State of Tennessee Notary Public Davidson County

PROPERTY ADDRESS:
5625 Hearthstone Lane
Brentwood, TN 37027