WARRANTY DEED

P-09-5010

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Affiant

Subscribed and sworn to before me this 27th DAY OF March, 2009.

Notary Public

MY COMMISSION EXPIRES: 7/25/09

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Prestige Title, LLC
1600 Westgate Circle, Ste. 200
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO: (NAME)	MAP-PARCEL NUMBERS
David Bolton	Same	
5010 Bonnawell Drive		074-16-0-082.00
(ADDRESS)	(ADDRESS)	
Hermitage, Tennessee 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we JEREMY M. KENDRICK AND CONTESSA C. KENDRICK, HUSBAND AND WIFE, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto DAVID A. BOLTON, _____, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, TN, being all of Lot No. 403, on the Plan of Section Five, Hermitage Hills, as shown by plat appearing of record in Plat Book 3300, Pages1 and 2, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete details of said lot.

Being the same property conveyed to Jeremy M. Kendrick and Contessa C. Kendrick, husband and wife, by Warranty Deed dated September 2, 2005 in Instrument #20050930-0117708, Register's Office for Davidson County, TN.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 5010 Bonnawell Drive, Hermitage, Tennessee 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

BILL GARRETT, Davidson County
Trans:T20090022409 DEEDWARR
Recvd: 04/03/09 14:49 2 pgs
Fees:13.00 Taxes:518.00
20090403-0030643

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 my/our hand(s) this 27th day of March, 2009.

Jeremy M. Kendrick

Contessa C. Kendrick

Contessa C. Kendrick

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jeremy M. Kendrick and Contessa C. Kendrick, husband and wife the bargainor(s) with whom I am personally aquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within named instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th day of March, 2009.

Notary Public

My Commission Expires: 7/8/2012

(SEAL)

SANDY MEYER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

RETURN TO:

PRESTIGE TITLE, LLC
1600 Westgate Circle, Ste. 200
BRENTWOOD, TN 37027
615-515-6800