THIS INSTRUMENT PREPARED BY: **Mudter Morgan, Patterson & Akins** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 28957-08-2009**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $227,500.00. Affiant Subscribed and sworn to before me this 28th day of August, 2009. Notary Public My Commission Expires: 1-9-2012

DONNA C. PIONK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

WARRANTY DEED

Address New Owner: Sandra C. Jay 120 Breakwater Bay Hermitage, TN 37076	**Send Tax Bills To:** Wells Fargo Bank, N.A. PO BOX 5137 Des Moines, IA 503065137	**Tax Information:** Map and Parcel No.: 098130A09400CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Christopher W. Wilson and wife, Meredith S. Wilson**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Sandra C. Jay, unmarried** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 120 Breakwater Bay, Hermitage, TN 37076.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 28th day of August, 2009.

Christopher W. Wilson

Meredith S. Wilson

BILL GARRETT, Davidson County
Trans: T20090059573 DEEDWARR
Recvd: 08/31/09 14:05 2 pgs
Fees: 13.00 Taxes: 841.75
20090831-0081651

STATE OF Alabama, COUNTY OF Jefferson SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Christopher W. Wilson and wife, Meredith S. Wilson**, 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, at office, this 28th day of August, 2009.

Notary Public

My Commission Expires: 9-12-2011

NOTARY PUBLIC
STATE-ALABAMA-AT-LARGE

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No 94 on the Plan of Phase One, Section Six, New Hope Point, as of record in Plat Book 9700, page 859, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Christopher W. Wilson etux Meredith S. Wilson by Deed dated 5/29/07 from Jeffrey W. Justice etux Helen Justice of record in Instrument No. 20070604-0066059, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2009 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Declaration of Covenants, Conditions and Restrictions for New Hope Point of record in Book 10290, page 1, rerecorded in Instrument No. 20000628-0064247, amended in Book 10330, page 782, supplemented in Book 11394, page 73 and in Instrument No. 20000628-0064249, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
3. By-Laws of New Hope Point Homeowners Association, of record in Instrument No. 20080623-0064598, Register's Office for Davidson County, Tennessee.
4. Dedication of common area to New Hope Homeowners Association of record in Instrument No. 20000607-0056880, Register's Office for Davidson County, Tennessee.
5. Charter of Incorporation of New Hope Homeowners Association, Inc. of record in Instrument No. 20000607-0056879, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Plan of record as Book 9700, page 275, corrected in Instrument No. 20010531-0056257, Register's Office for Davidson County, Tennessee.
7. All matters appearing on the Plan of record as Book 9700, page 859, Register's Office for Davidson County, Tennessee.
8. Easement for ingress and egress of record in Book 3911, page 875, Register's Office for Davidson County, Tennessee.
9. Storm water detention agreement of record in Book 11387, page 925, Register's Office for Davidson County, Tennessee.