THIS INSTRUMENT PREPARED BY:
National Deed Network
c/o William E. Curphey, P.C.
28100 US Highway 19 North, Suite 300
Clearwater, Florida 33761

New Owner(s) Address:
TOM HOCKENSMITH
2716 AMBER CREST COURT
ANTIOCH, TN 37013

Mail Tax Statements to:
F&M BANK
50 FRANKLIN STREET
CLARKSVILLE, TN 37040

BILL GARRETT, Davidson County
Trans:T20090061482 DEEDWARR
Recvd: 09/08/09 13:09 2 pgs
Fees:13.00 Taxes:728.90
20090908-0084023

Property Tax ID#: 173-09-B-129.00CO

WARRANTY DEED

This instrument, made and entered into on this the 2nd day of September, 2009, by and between SEAN HOLT, a single person, Grantor, and TOM HOCKENSMITH, a married person, CANDACE HOCKENSMITH, a married person, TENANTS BY THE ENTIRETY WITH RIGHTS OF SURVIVORSHIP whose address is 2716 AMBER CREST COURT, ANTIOCH, TN 37013, Grantee.

Witnesseth:

That for and in consideration of the sum of $ 197,000.00 and other good and valuable considerations, cash in hand paid, receipt of which is hereby acknowledged, the Grantor has this day bargained and sold, and by these presents, does hereby sell, transfer and convey unto the said Grantee, Grantee's successors and assigns, the following described real estate:

Land in Davidson County, Tennessee, being Lot No. 334 on the Plan of Barnes Cove, Phase 3, Section 1, of record in Instrument 200601130005373, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Sean Holt, unmarried man by deed from Capitol Homes, inc., a Tennessee Corporation of record in Instrument 200612220158038, Register's Office for Davidson County, Tennessee, dated December 19, 2006.

PROPERTY ADDRESS:
2716 AMBER CREST COURT
ANTIOCH, TN 37013

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

To have and to hold unto the said Grantee, Grantee's successors and assigns, in fee simple forever.

And the said Grantor covenants with the Grantee, Grantee's successors and assigns, that Grantor has lawfully seized and possessed of the premises in fee simple above conveyed, and has a good and lawful right to sell and convey the same; that said premises is free from all encumbrance, and that the Grantor, will forever warrant and defend said premises and the title thereto against the lawful claims and demands of all persons whomsoever.

In witness whereof, this Grantor has hereunto set a hand and seal on this the date first above written.

Witness

SEAN HOLT

Printed Name

Witness

Printed Name

MARNA LAWSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMMISSION EXPIRES: FEB. 23, 2010

STATE OF Tennessee)
COUNTY OF Williamson)

Personally appeared before me, the undersigned authority, a Notary Public, in and for said State and County, the ~~within named~~ bargainer, SEAN HOLT, a single person, with whom I am personally acquainted, (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged and executed the within instrument as Grantor's free act and deed for the purposes therein contained.

Witness my hand and official seal at office in the State and County aforesaid on this the 2 day of Sept 2009.

Marna Lawson
Notary Public
My Commission Expires Feb. 23 2010

I or We, hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest ~~in~~ property transferred, whichever is greater, is $197,000.00, which amount is equal to or greater than the amount which the property ~~or interest~~ in property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 2 day of Sept 2009.

Marna Lawson
Notary Public
My Commission Expires: Feb. 23 2010

Name and Address of Property Owner:
TOM HOLKENSMITH
2716 AMBER CREST COURT
ANTIOCH, TN 37013

Name and Address of the Person or Entity Responsible for the Payment of the Real Property Tax:
F & M BANK
50 FRANKLIN STREET
CLARKSVILLE, TN 37040

MARNA LAWSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMMISSION EXPIRES: FEB. 23, 2010