Record & Return to
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $253,500.00

Affiant

Subscribed and sworn to before me, this 8th day of February, 2010.

Notary Public
My commission expires: 5.8.12

MARY JOE HARTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

06-1002-73787

Address of New Owner:	Send Tax Bills to:	Tax Information
Charlette Dawson 5833 Seven Points Trace Hermitage TN 37076	Buyer owner	098-13-0-C-026.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jimmy Fletcher and wife, Linda Fletcher,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Charlette Dawson**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 143, on the Plan of Phase One, The Meadows of Seven Points, of record in Book 11700, Pages 18, 19, and 20, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jimmy Fletcher and wife, Linda Fletcher by deed from Patrick Luke Sweeney and wife, Emily Laura Sweeney, dated June 13, 2007, recorded June 25, 2007, of record in Instrument No. 20070625-0075574, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 5833 Seven Points Trace, Hermitage, TN 37076

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

BILL GARRETT, Davidson County
Trans:T20100009275 DEEDWARR
Recvd: 02/16/10 14:38 2 pgs
Fees:13.00 Taxes:937.95
20100216-0011883

WITNESS my hand this 8th day of February, 2010.

Jimmy Fletcher **Linda Fletcher**

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jimmy Fletcher and Linda Fletcher, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 8th day of February, 2010.

Notary Public

My Commission Expires : 1-17-12

KATHLEEN A. TOMLINSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires 1-17-2012