BILL GARRETT, Davidson County
Trans:T20100015299 DEEDWARR
Recvd: 03/16/10 09:02 2 pgs
Fees:13.00 Taxes:540.20

20100316-0019634

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

STATE OF Tennessee
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $146,000.00

Affiant

Subscribed and sworn to before me, this 4 day of March, 2010.

Notary Public
My commission expires:

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
November 4, 2013

053002-64882

Address of New Owner:	Send Tax Bills to:	Tax Information
Elizabeth Hessey 1837 Merritt Street Old Hickory TN 37138	Dover Mortgage Company 711 East Morehead Street Charlotte, NC 28202	053-06-0-B-131.00CO

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, Daniel Warner and Ami Warner, husband and wife, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Elizabeth Hessey, unmarried, 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. 152, on the Plan of Phase 4B, Waterford, of record in Book 7900, Page 770, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Daniel Warner and Ami Warner, husband and wife by deed from Clyde Truett, Jr. and Connie J. Truett, husband and wife, dated October 3, 2005, recorded October 6, 2005, of record in Instrument No. 20051024-0127782, 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 1837 Merritt Street, Old Hickory, TN 37138

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.

WITNESS my hand this 2nd day of March, 2010.

Daniel Warner

Ami Warner

STATE OF GEORGIA
COUNTY OF Cobb

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Daniel Warner and Ami Warner, 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 Cobb Co., GA, this 2 day of March, 2010.

Notary Public

My Commission expires

