Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
10-0115

BILL GARRETT, Davidson County
Trans:T20100015636 DEEDWARR
Recvd: 03/17/10 13:21 2 pgs
Fees:13.00 Taxes:344.10
20100317-0020068

JOSHUA A. TERRY
NOTARY PUBLIC AT LARGE
My Comm. Expires Feb. 20, 2012
WILLIAMSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE , WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 93,000.00

Dracey Perry
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE10th day of March, 2010

Notary Public
Commission Expires:

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL
Erica Hillard	Erica Hillard	075-01-0-029.00
839 Heritage Trail	839 Heritage Trail	
Hermitage, TN 37076	Hermitage, TN 37076	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Melissa Haynes, married

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Erica Hillard, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 86, Section 12 on the plan of Hermitage Hills, shown as by plat of record in Plat Book 4675, page 125, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Jason Bockman, married and Melissa Haynes, married by Warrant Deed from Shaun Donovan, The Secretary of Housing and Urban Development, of Washington D.C., of record in Instrument No. 20100205-0009344, Register's Office for Davidson County, Tennessee, dated February 3, 2010 and recorded February 5, 2010.

Being the same property conveyed to Melissa Haynes by Quitclaim Deed from Jason Bockman, dated 02/12/2010 and filed for record on 03/08/2010 in Instrument No. 20100308-0017840, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 839 Heritage Trail 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 and assigns forever; and we so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this 10th **day of** March **, 2010.**

Melissa Haynes
Melissa Haynes

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Melissa Haynes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 10th day of March, 2010.

Joshua A. Terry
Notary Public

Commission Expires:

JOSHUA A. TERRY
NOTARY PUBLIC AT LARGE
My Comm. Expires Feb. 20, 2012
WILLIAMSON COUNTY, TENN.