THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 10020173**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $300,000.00. Affiant Subscribed and sworn to before me, this 22nd day of March, 2010. Notary Public My Commission Expires: 11-22-10

ZANA C. PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

WARRANTY DEED

Address New Owner: Robert L. Burnett and Holly Burnett 757 Newberry Rd Nashville TN 37205	Send Tax Bills To: ~~New Owner~~ USAA Federal Savings 10750 McDermott Freeway San Antonio, TX 78288	Tax Information: Tax Parcel ID No. 10215002000

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, **Rhonda Renee Hamilton, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Robert L. Burnett and wife, Holly Burnett** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 207, PLAN OF BROOK MEADE, SECTION VI, as shown on plat of record in Plat Book 2331, Pages 3-4, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property. Being the same property conveyed to Rhonda Renee Hamilton by Warranty Deed from Michael J. Linehan and Patricia A. Linehan, recorded on the 28th day of July, 1987 in Book 7308, Page 226, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2010 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PLAN OF BROOK MEADE, SECTION VI, as recorded in Plat Book 2331, Page(s) 3-4.

Covenants, Conditions and Restrictions recorded in Book 2333, Page 629.

Easement recorded in Book 5155, Page 4.

This is improved property located at 757 Newberry Rd Nashville TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

BILL GARRETT, Davidson County
Trans: T20100016825 DEEDWARR
Recvd: 03/23/10 10:10 2 pgs
Fees: 13.00 Taxes: 1110.00
20100323-0021647

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 this 22nd day of March, 2010.

Rhonda Renee Hamilton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Rhonda Renee Hamilton, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of March, 2010.

Notary Public

My Commission Expires: 11/22/10

Kate Rosenthal State Of Tennessee Notary Public County of Sumner