BILL GARRETT, Davidson County
Trans:T20100034574 DEEDWARR
Recvd: 06/07/10 15:09 2 pgs
Fees:13.00 Taxes:592.00
20100607-0044174

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 $160,000.00

Affiant

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

Notary Public
My commission expires: 1-9-2012

DONNA C. PIONK STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

MY COMMISSION EXPIRES:
JANUARY 9, 2012

06-1005-73947

Address of New Owner:	Send Tax Bills to:	Tax Information
Donna L. Becker 3445 Parkwood Court Hermitage TN 37076	Wilson Bank & Trust 1436 W. Main St. Lebanon, TN 37087	86-14-B-120 CO

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, **Sherry G. Hiatt and husband, Charles M. Hiatt**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Donna L. Becker**, **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. 70, on the Final Plan of Fleetwood Subdivision, Phase Two, being a Planned Unit Development,of record in Book 6900, Pages 738 and 739, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Sherry G. Hiatt and husband, Charles M. Hiatt by deed from Scott Anderson, unmarried, dated February 18, 2003, recorded February 25, 2003, of record in Instrument No. 20030225-0025092, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

1) Property is subject to all matters affecting said premises as contained in Plat Book 6900, Page 738 and 739, Register's Office for Davidson County, Tennessee.

2) Property is subject to Fleetwood Subdivision, Phase Two, a Planned Unit Development, Charter of record in Book 7114, Page 370, Register's Office for Davidson County, Tennessee, and the By-Laws appended thereto in Book 7171, Page 4, including liens for assessments as provided therein, easements and restrictions as contained therein, of record in Book 7170, Page 987, Phase 2 Annex Book 7628, Page 6, Register's Office for Davidson County, Tennessee.

3) Property is subject to easement for Agreement for Storm Water Detention with Metro Government in Book 7107, Page 408, said Register's Office.

4) 2010 Taxes and subsequent years.

5) Any and 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 **3445 Parkwood Court, 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.

WITNESS my hand this 4th day of June, 2010.

Sherry G. Hiatt
Sherry G. Hiatt

Charles M. Hiatt
Charles M. Hiatt

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Sherry G. Hiatt and Charles M. Hiatt, 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 4th day of June, 2010.

Notary Public A. TOMLINSON

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

My Commission expires

1-17-12