210010095

State Tax Stamps have been paid in Wilson County.

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Jamie J. Kennedy
209 Tonya Court
Old Hickory, TN 37138

MORTGAGEE
Regions Bank d/b/a Regions
2050 Parkway Office Circle,
RCV-6, Mail Code ALBH40602B,
Birmingham, AL 35244

SEND TAX BILLS
Mortgagee

MAP-PARCEL:
MAP 063-16-0-B
PARCEL 151.00CO

Davidson County DEEDWARR
Recvd: 06/28/10 14:34 4 pgs
Fees:22.00 Taxes:0.00
20100628-0050331

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) 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, **William T. Clemons and wife, Dorothy L. Clemons,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Jamie J. Kennedy, an unmarried woman and Gerald O. Rice, an unmarried man,** _____ 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:

Being Lot No. 233 on the plan of Hampton Park (F/K/A Chitwood Downs) of record in Plat Book 6900, Page 405 as amended in Plat Book 6900, Page's 550, 551 & 552 further amended by Certificate of Correction of record in Book 7462, Page 445; Surveyor's Certificate of Correction of record in Book 8110, Page 401 and amendment to plat of record in Book 8181, Page 112, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to William T. Clemons and wife, Dorothy L. Clemons by deed from Fox Ridge Homes, Inc., dated September 30, 1992, filed for record in Book 8747, Page 841, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including Declaration of Covenants, Conditions and Restrictions of record in Book 7351, Page 852; First Amendment to the Declaration of Covenants, Conditions and Restrictions of record in Book 7451, Page 739; Second Amendment to the Declaration of Covenants, Conditions and Restrictions of record in Book 8336, Page 393; Quitclaim Deed to the Homeowners Association conveying the common area of record in Book 8207, Page 276; Charter of record in Book 8517, Page 762; Articles of Amendment to the Charter of record in Book 8833, Page 216; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 11030, Page 740 and Book 11030, Page 785; easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Book 6900, Page 405 as amended in Plat Book 6900, Page's 550, 551 & 552 further amended by Certificate of Correction of record in Book 7462, Page 445; Surveyor's Certificate of Correction of record in Book 8110, Page 401 and amendment to plat of record in Book 8181, Page 112 , Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.

This is improved property known as **209 Tonya Court 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 and assigns, forever; and we do 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 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 our hands this 29th day of January, 2010.

William T. Clemons

Dorothy L. Clemons

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named William T. Clemons and wife, Dorothy L. Clemons, the bargainor(s) 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 this 29th day of January, 2010.

NOTARY PUBLIC

DEAN ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1.2.12

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $180,000.00.

AFFIANT

Subscribed and sworn to before me this 29th day of January, 2010.

NOTARY PUBLIC

Notary Aisup
State of Tennessee Notary Public
Wilson Co.

My Commission Expires: 5/14/2011

Certificate of Authenticity

I, Tracey Trumphour, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Tracey Trumphour

State of Tennessee
County of Wilson

Personally appeared before me, Kimie Perry, a notary public for this county and state, Tracey Trumphour who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My commission expires:
6-5-12

Kimie Perry, Notary Public

Kimie Perry
State of Tennessee
Notary Public
Wilson Co.

BK/PG:1386/686-688
10414448

3 PGS : DEED	
JACQUE DILLARD 185387 - 10414448	
02/04/2010 - 08:04 AM	
VALUE	180000.00
MORTGAGE TAX	0.00
TRANSFER TAX	666.00
RECORDING FEE	15.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	684.00

STATE of TENNESSEE, WILSON COUNTY
JOHN B SPICKARD
REGISTER OF DEEDS

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Attorney or Custodian

Cumberland Title

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, Morgan Sulcer, a notary public for this county and state Tracey Trumphour, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 9/2/2013

MORGAN SULCER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON