BILL GARRETT, Davidson County
Trans:T20100048600 DEEDWARR
Recvd: 08/06/10 10:29 2 pgs
Fees:13.00 Taxes:1036.00

20100806-0062028

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00.

Affiant

Subscribed and sworn to before me, this 27th DAY OF July, 2010.

Notary Public

MY COMMISSION EXPIRES: 01/07/2013
(AFFIX SEAL)

WARRANTY DEED

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

R-VRES-10-1009

THIS INSTRUMENT WAS PREPARED BY
Rudy Tille & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tandy M. Wilson	Regions Bank DBA Regions Mortgage	
1009 Rodney Drive	2050 Parkway Office Circle	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Birmingham, AL 35244	115-1-3.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we HARRIS HATCHER, JR. AND KATHLYN HATCHER ZAMATA AND HELEN HATCHER STRATTON AND KENNETH HATCHER, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto TANDY M. WILSON , AN UNMARRIED MAN, AND STEPHANIE MELIDIS, AN UNMARRIED WOMAN, TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 49, BROOK MEADE ADDITION, SECTION II, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 2663, PAGE 59, 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 BY QUITCLAIM DEED FROM HELEN STRATTON TO RUBY HATCHER AS RECORDED ON THE 11TH DAY OF JUNE, 2004, IN INSTRUMENT NO. 20040611-0069255; QUITCLAIM DEED FROM RUBY HATCHER TO HELEN STRATTON AS RECORDED ON THE 25TH DAY OF SEPTEMBER, 2003 IN INSTRUMENT NO. 20030925-0141935 AND WARRANTY DEED FROM O. VERLIN ANDERS AND WIFE, BETTY JEAN ANDERS TO H. D. HATCHER, SR. AND WIFE, RUBYE HATCHER AS RECORDED ON THE 13TH DAY OF AUGUST, 1959 IN BOOK 2930, PAGE 47, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. THE SAID RUBY HATCHER HAVING SINCE DIED, LEAVING HARRIS. HATCHER, JR., KATHLYN HATCHER ZAMATA, HELEN HATCHER STRATTON AND KENNETH HATCHER AS THE HEIRS-AT-LAW OF RUBY HATCHER AS EVIDENCED BY AFFIDAVITS OF HEIRSHIP RECORDED SIMULTANEOUSLY HEREWITH IN INSTRUMENT NO. 20100806000062026 AND INSTRUMENT NO. 20100806000062027, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2010 PROPERTY TAXES; B) INSTRUMENTS OF RECORD IN BOOK 2663, PAGE 59; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 1009 Rodney Drive, Nashville, Tennessee 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 27th day of July, 2010.

Harris Hatcher, Jr.

Kathlyn Hatcher Zamata

Helen Hatcher Stratton

Kenneth Hatcher

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Harris Hatcher, Jr., Kathlyn Hatcher Zamata, Helen Hatcher Stratton, and Kenneth Hatcher, the within named bargainor, 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 the 27th day of July, 2010.

Notary Public

My Commission Expires: 01/07/2013

(SEAL)

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903