BILL GARRETT, Davidson County
Trans:T20100048596 DEEDWARR
Recvd: 08/06/10 10:29 2 pgs
Fees:13.00 Taxes:337.90

20100806-0062042

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $91,325.00

Affiant

Subscribed and sworn to before me, this 26TH DAY OF JULY, 2010.

Notary Public

MY COMMISSION EXPIRES: 01/07/2013

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodletsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
STACEY A. HAMILTON Unmarried	Bank of America, N.A.	
1436 Ardee Avenue (ADDRESS)	101 South Tryon Street (ADDRESS)	072-04-0-211
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Charlotte, NC 28255 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we STACEY BRENT, SURVIVING HEIR OF JOYCE W. WALKER , hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto STACEY A. HAMILTON Unmarried, hereinafter called the Grantees, 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(S) 7, AS SHOWN ON THE MAP ENTITLED MAP OF A RESUBDIVISION OF PART OF COUNTRY CLUB ESTATES, OF RECORD AS PLAT BOOK 1424, PAGE 126, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

SAID LOT NO. 7 FRONTS 80 FEET ON THE WESTERLY SIDE OF ARDEE AVENUE AND RUNS BACK BETWEEN PARALLEL LINES, 166.14 FEET ON THE NORTHERLY LINE AND 158.3 FEET ON THE SOUTHERLY LINE TO A DEAD LINE IN THE REAR WHICH IS A BROKEN LINE ON WHICH IT MEASURES 80.56 FEET.

BEING THE SAME PROPERTY CONVEYED TO JOYCE W. WALKER, BY DEED FROM NORMAN E. HALL AND WIFE, MARGARET W. HALL AND JAMES W. COMSTOCK, JR. AND WIFE, LINDA R. COMSTOCK, OF RECORD AS BOOK 6298, PAGE 375, DATED APRIL 26, 1984, SAID REGISTER'S OFFICE. THE SAID JOYCE W. WALKER HAVING SINCE DIED INTESTATE ON JUNE 26, 2009, LEAVING HER ONLY HEIR AT LAW AS STACEY BRENT. as evidenced in Affidavits of Heirship of record in Instrument 20100806-0062040 and 20100806-0062041 said Register's office.
This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1436 Ardee Avenue, Nashville, TN 37216
(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 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 my/our hand(s) this 26th day of July, 2010.

WARRANTY DEED
(Continued)

STACEY BRENT

STATE OF Tennessee

COUNTY OF Davidson

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

Witness my hand and official seal, this the 14th day of July, 2010.

Notary Public

My Commission Expires: 11-7-11

(SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodletsville, TN 37072