This Instrument Was Prepared By:
Thomas N. Jones, Attorney
339 Main Street
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 02/18/11 09:00 5 pgs
Fees:28.00 Taxes:131.83
20110218-0013756

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Robert Hand 3686 Taterpeeler Rd. Lebanon, TN 37090	same	142-04-0-A-046.00

WARRANTY DEED

For and in consideration of the sum of Thirty-Five Thousand Six Hundred twenty-nine and 25/100 ($35,629.25) Dollars, One ($1.00) Dollar of which is cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, and the remaining Thirty-Five Thousand Six Hundred twenty-eight and 25/100 ($35,628.25) Dollars of which is evidenced by the assumption by said Grantee of the payment of the balance due on a certain promissory note as hereinafter described, **Golden Hand**, herein called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Robert Hand**, herein called the Grantee, his heirs and assigns all of Grantor's interest in a certain tract of land in Davidson County, Tennessee, described as follows:

> A Condominium Apartment in Davidson County, Tennessee, being Unit No. 46 of Belle Forest Condominium Apartments horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 5200, page 167, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the condominium.
>
> Being the same property conveyed to Golden Hand and Robert Hand, as joint tenants with the right of survivorship, by Quitclaim Deed from Robert B. Young, Trustee, of record in Instrument No. 20100817-0065060, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Deed of Trust of record in Instrument No. 20051212-0148955, Register's Office for Davidson County, Tennessee, securing a certain promissory note dated December 8, 2005, from Golden Hand to Andrew M. Hawkins, Trustee, in the original principal amount of Forty-Six Thousand and no/100 ($46,000.00) Dollars:

2. All matters on the Plan of record in Plat Book 5200, page 167, said Register's Office.
3. By-Laws of Homeowners Association of record in Book 5438, page 742, said Register's Office.
4. Master Deed of Homeowners Association of record in Book 5438, page 699 and Book 6082, page 866, said Register's Office.
5. Any and all visible easements on and across subject property.
6. Subject to any and all building and zoning regulations of City, County and State.

This is improved property known as 210 Old Hickory Blvd., Unit 46, Nashville, TN 37221.

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out; and Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

By his signature below, Grantee hereby agrees to assume the payment of the herein described promissory note, to make all payments due thereunder in a timely manner, and to abide by the terms thereof and of said deed of trust.

Tennessee Commerce Bank, the owner and holder of said promissory note, executes this deed for the sole purpose of evidencing its knowledge of, and consenting to, the herein described assumption.

WITNESS our hands this 1st day of February, 2011.

GRANTOR:

Golden Hand
GOLDEN HAND

GRANTEE:

Robert Hand
ROBERT HAND

NOTEHOLDER:

TENNESSEE COMMERCE BANK

BY: _____

TITLE: Vice President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, Notary Public of said County and State, Golden Hand, 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 in Franklin, Tennessee, this 1st day of February, 2011.

Kim LaBoone
NOTARY PUBLIC

My Commission Expires: 10/12/2014

KIM LABOONE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, Notary Public of said County and State, Robert Hand, 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 in Franklin, Tennessee, this 1st day of February, 2011.

Kim LaBoone
NOTARY PUBLIC

My Commission Expires: 10/12/2014

KIM LABOONE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the state and county mentioned, personally appeared Andrew M. Hawkins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Vice President of Tennessee Commerce Bank, the within named bargainor, and that he as such Vice President executed the foregoing instrument for the purpose therein contained, by signing the name of the bank by himself as Vice President.

Witness my hand in Franklin, Tennessee, this 1st day of February, 2011.

NOTARY PUBLIC

KIM LABOONE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 10/12/2014

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $35,629.25.

AFFIANT

Sworn to and subscribed to before me on this 1st day of February, 2011.

NOTARY PUBLIC

My Commission Expires: 10/12/2014

KIM LABOONE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

I, Thomas N. Jones, 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.

THOMAS N. JONES

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Michelle W. Locke, a notary public for this county and state, Thomas N. Jones, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Michelle W. Locke
NOTARY PUBLIC

My Commission Expires: 10/20/2013

