WARRANTY DEED

Return To:
Foundation Title & Escrow, LLC
30 Burton Hills Blvd, Suite 175
Nashville, TN 37216

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $309,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME ON THIS 30TH DAY OF JUNE, 2011

NOTARY PUBLIC

MY COMMISSION EXPIRES 7/3/12

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 11-04061 USHER CIP

ADDRESS OF NEW OWNER	SEND TAX BILLS TO :	MAP-PARCEL
Kimberly E. Usher	same	142-16-0A-020.00 CO
808 Bircham Court		
Nashville, TN 37221		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

BONNIE T. HOOTON, MARRIED*

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

KIMBERLY E. USHER

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 808 Bircham Court, Nashville, TN 37221

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, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 on the 30th day of June, 2011.

Bonnie T. Hooton

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and official seal at Franklin, Tennessee, this 30th day of June, 2011.

Notary Public

My Commission Expires:

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 3, 2012

BILL GARRETT, Davidson County
Trans:T20110041424 DEEDWARR
Recvd: 07/11/11 11:16 2 pgs
Fees:13.00 Taxes:1143.30
20110711-0052807

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot 20, PHASE 1, DEVON PARK, as shown on plat of record in Plat Book 5200, Page 670, 671 and 672 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 to John R. Hooton, III and wife, Bonnie T. Hooton by Warranty Deed from Brian J. Todd and wife, Julia S. Todd, recorded on the 29th day of May, 2001 in Instrument No. 20010529-0055123, in the Register's Office of Davidson County, Tennessee.

Further being the same property conveyed to Bonnie T. Hooton by Quitclaim Deed from John R. Hooton III of Record in Instrument # 20110629-0049651 , Registers Office for Davidson County Tennessee.

*THE PREMISES IS NOT AND NEVER HAS BEEN THE PRINCIPLE RESIDENCE OF THE GRANTOR'S SPOUSE, WILLIAM J. MITCHELL.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

a. County of Davidson taxes for the year 2011 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PHASE 1, DEVON PARK, as recorded in Plat Book 5200, Page(s) 670, 671 and 672, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 6176, Page 7, Book 6541, Page 542 and Book 6967, Page 156 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Terms and provisions of by-Laws of Devon Park Homeowners Association recorded in Book 8276, Page 53.

f. Charter of Devon Park Homeowners Association recorded in Book 7372, Page 862.

g. Storm Water Detention Agreement as set forth in instrument recorded in Book 6145, Page 252.

h. Memorandum of Agreement and Encroachment License recorded in Book 11022, Page 869.