BILL GARRETT, Davidson County
Trans:T20110045370 DEEDWARR
Recvd: 07/27/11 09:22 2 pgs
Fees:13.00 Taxes:1147.00
20110727-0057311

Prepared by:
Amy Cross Nance
Attorney at Law
111 Southeast Parkway Ct. Ste 200
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $310,000.00

Affiant

Subscribed and sworn to before me, this 26 day of July 2011.

Notary Public
My commission expires: 07/08/13

Rachel Neal
STATE OF TENNESSEE NOTARY PUBLIC
Davidson County

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Teresa Maiser<br>417 Manor View Ln.<br>Brentwood TN 37027 | Newowner | 16011002700 |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Betty G. Hobbs and husband Douglas Wonder hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Teresa Ann Maiser, unmarried hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 127 on the Plan of Hearthstone, Phase 5, as of record in Book 6250, page 2, Register's Office for said County, to which plan reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Betty G. Hobbs and husband, Douglas C. Wonder by Quitclaim Deed of record in Instrument No. 20061031-0135260, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) Plan of Hearthstone, Phase 5, as of record in Book 6250, page 2, Register's Office for said County 2)All restrictions of record

This property is improved property known as 417 Manor View Ln., Brentwood, Tennessee 37027

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 26th day of July, 2011.

Betty G. Hobbs

Douglas Wonder

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 Betty G. Hobbs and Douglas Wonder, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 26th day of July, 2011.

Notary Public

My Commission expires: 2/23/15
FILE NO: 06851

Amy Cross Nance
State of Tennessee Notary Public
Williamson County