BILL GARRETT, Davidson County
Trans: T20110056304 DEEDWARR
Recvd: 09/12/11 11:01 2 pgs
Fees: 13.00 Taxes: 517.63
20110912-0070449

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $139,900.00

Affiant

Subscribed and sworn to before me, this 31st day of August, 2011.

Notary Public

My commission expires:

DAVID R.A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-21-2013

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
4711 Trousdale Drive, Suite 120
Nashville Tennessee 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Toum Stacy	**Suntrust Mortgage Inc.**	173-9A-363.00 CO
7039 Sunnywood Drive	**700 East Hill Avenue**	
Nashville, TN 37211	**Knoxville, TN 37915**	
		File: ST10098

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

Janice Hamilton(FKA Janice C. Scott) and husband, Tom Hamilton

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

Toum Stacy, married

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

Land in Davidson County, Tennessee, being Lot No. 297, as shown on the Plan of Lenox Village, Phase Five, of record as Instrument No. 20050120-0007427 in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

Being the same property conveyed to Janice C. Scott, an unmarried woman by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company, recorded on the 5th day of July, 2005 in Instrument No. 20050705-0076928, in the Register's Office of Davidson County, Tennessee. Janice C. Scott is now married to Tom Hamilton and is known as Janice Hamilton. Tom Hamilton joins in the conveyance to convey any and all marital interest in subject property.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters shown on the pan of record in Instrument No. 20050120-0007427 , Register's Office for Davidson County, Tennessee.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of LENOX VILLAGE, PHASE FIVE, as recorded in Instrument No. 20050120-0007427 , in said county.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed

establishing LENOX VILLAGE, PHASE FIVE of record in Instrument Nos. 20020315-0032825 and 20040526-0062221, in said county

Covenants, Conditions and Restrictions as set forth in Declaration of Covenants, Conditions and Restrictions recorded in Instrument Nos. 20020315-0032826, 20021226-0158458, 20040526-0062220, 20050113-0005133, 20070103-0001284 and 20070830-0104306, in said county.

This is improved (__X__) unimproved (____) property known as 7039 Sunnywood Drive, Nashville, TN 37211.

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 in 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 31st day of August, 2011.

Janice Hamilton
(FKA Janice C. Scott)

Tom Hamilton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, Janice Hamilton(FKA Janice C. Scott) and Tom Hamilton, the within named Grantors, 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, at office, this 31st day of August, 2011.

Notary Public

My Commission Expires:

