BILL GARRETT, Davidson County
Trans:T20110073494 DEEDWARR
Recvd: 11/21/11 10:16 5 pgs
Fees:27.00 Taxes:0.00
20111121-0090855

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
3817 Bedford Avenue
Suite 140
Nashville, Tennessee 37215

CRT File No. 11060656B

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $0.

Affiant

Transfer tax pd in Inst. 20110803-0059816.

Subscribed and sworn to before me, this

11.14.2011

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
James M. Wilson 8950 Old Charlotte Pike Pegram TN 37143	New Owner	Tax Parcel ID No. 112-120.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Jamie Lee Hatmaker, Lu Jan Hatmaker, Rebecca Jean Hatmaker Borman (now known as Rebecca Jeam Teichmer) and Jamie Lee Hatmaker, Trustee of the Mary Beth Hatmaker Stevens Trust ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to James M. Wilson, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A tract of land lying both in Cheatham and Davidson Counties, Tennessee, described according to a copy of a survey made by E. Ralph Roberson Jr., Surveyor, dated March 3, 1977, as follows:

Beginning at an iron pin set at the Southwesterly corner of Lot #1, on the unrecorded plan of the C. H. Weil Property in Davidson County, Tennessee, conveyed to James W. Hatmaker, and wife, Eloise O. Hatmaker, by quitclaim deed of record in Book 5066, Page 84, Register's Office for Davidson County, Tennessee; thence North 60 deg. 52' West 749.85 feet to an iron pin on the Cheatham County side of the line between Davidson and Cheatham Counties, Tennessee; thence North 13 deg. 20' East 229.34 feet to an iron pin in the Southerly line of the John Muri Cripple Children's Home Property; thence with said line of the John Muri Cripple Children's Home Property, North 75 deg. 11' East 709.10 feet to a stone marked "H" in the Westerly line of Lot #2, of the said unrecorded Plan of the C. H. Weil Property; thence with the Westerly line of Lots Nos. 2 and 1, of said unrecorded Plan of the C. H. Weil Property, South 06 deg. 11' West 774.03 feet to the point of beginning, containing 7.78 acres, more or less.

The said James W. Hatmaker having predeceased Eloise Q. Hatmaker. Eloise Q. Hatmaker having since died on May 17, 2009. Said property was conveyed to Jamie Lee Hatmaker, Lu Jan Hatmaker, Rebecca Jean Hatmaker Borman and Jamie Lee Hatmaker, Trustee of the Mary Beth Hatmaker Stevens Trust according to the Last Will and Testament of Eloise Q. Hatmaker filed on July 28, 2009 in the Seventh Circuit Court of Davidson County, Tennessee and Case No. 09P-1157. See also Order for Sale of Real Property signed by the Honorable Probate Judge Randall Kennedy on July 29, 2011.

Being the same property conveyed to James W. Hatmaker and wife, Eloise Q. Hatmaker, Luther Hatmaker and mother, Lenna T. Hatmaker by Warranty Deed from Kenneth R. Wayman and wife, Marjorie June Wayman, recorded on the 4th day of April, 1977 in Deed Book 5130, Page 751, in the Register's Office of Davidson County, Tennessee.

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.

County of Davidson taxes for the year 2012 and thereafter, not yet due and payable.

Covenants, Conditions and Restrictions as set forth in Warranty Deed recorded in Book 5130, Page 751.

This is improved property located at 0 Old Charlotte Pike Pegram TN 37143

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 7 day of November, 2011.

Jamie Lee Hatmaker

Jamie Lee Hatmaker, individually
And as Trustee of the Mary Beth Hatmaker Stevens Trust

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jamie Lee Hatmaker both individually and as Trustee, with whom I am personally acquainted, and who acknowledged that he individually and as Trustee executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th November 2011

Notary Public

My Commission Expires: 4-4-15

SHERYL SLOAN
NOTARY PUBLIC
EXPIRES
GEORGIA
April 4, 2015
POLK COUNTY

Lu Jan Hatmaker

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Lu Jan Hatmaker, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8 of November 2011.

Notary Public

My Commission Expires: 9-14-2014

JOEL VAN BELKOM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Rebecca Jean Teichmer
Rebecca Jean Hatmaker
(now known as Rebecca Jean Teichmer)

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ CHEATHAM

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Rebecca Jean Hatmaker (now known as Rebecca Jean Teichmer), with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this November 9, 2011.

Notary Public

My Commission Expires: Sept. 9, 2015

LAURIE COOPER NOTARY PUBLIC LARGE CHEATHAM COUNTY, TN

Mary Beth Hatmaker Stevens

Mary Beth Hatmaker Stevens

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Mary Beth Hatmaker Stevens, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9 November 2011

Julie D. Ashworth
Notary Public

My Commission Expires: 2-22-2014

JULIE D. ASHWORTH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON