Please Record and Return To:
Signature Title Services, LLC
505 East Main Street
Hendersonville, TN 37075

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $112,761.00

Affiant

Subscribed and sworn to before me, this 7th day of February, 2012.

Notary Public
My commission expires: 8.20.14

MELISSA J. BUTCHKO-TURECKI STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN
My Comm. Expires August 20, 2014

05-1108-65325

Address of New Owner:	Send Tax Bills to:	Tax Information
Kathy A. Wilder 524 Rothwood Avenue Madison TN 37115	New Owner	052-05-0-B 006.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Kevin Hamblin, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Kathy A. Wilder, hereinafter called the Grantees, their successors 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. 4, on the Plan of Pharris Place, Phase Two, of record in Plat Instrument No. 20040929-0117095, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Kevin Hamblin by deed from Danny Roark dba Danny Roark Custom Built Homes, dated June 3, 2005, recorded June 8, 2005 in Instrument No. 20050608-0065269; rerecorded in Instrument No. 20051227-0154390, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 524 Rothwood Avenue, Madison, TN 37115

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

BILL GARRETT, Davidson County
Trans:T20120009572 DEEDWARR
Recvd: 02/08/12 09:30 2 pgs
Fees:13.00 Taxes:417.22
20120208-0011186

WITNESS my hand this 3 day of February, 2012.

Kevin Hamblin

Kevin Hamblin

STATE OF Georgia
COUNTY OF Fulton

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Kevin Hamblin and , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand this 3rd day of February, 2012.

Johnetta G. Phea

Notary Public

My Commission expires

JOHNETTA G. PHEA
NOTARY
PUBLIC
EXP. Dec. 09, 2014
FULTON COUNTY, GA