WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/08/12 11:02 2 pgs
Fees:13.00 Taxes:407.00
20120508-0039722

MAXINE J. RUCKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$110,000.00.**

Affiant

Subscribed and sworn to before me this 4 day of May, 2012

Notary Public
My Commission expires: MAR 0 8 2016
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Marcia C. Ayers	PrimeLending, A PlainsCapital Company	149-01-0-B-098.00CO
404 Hampstead South	18111 Preston Rd, #900	
Antioch, TN 37013	Dallas, TX 75252	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Mark Hamilton**, married, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Marcia C. Ayers, a single woman**, her heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 241 on the plan of Piccadilly Square, Phase III, of record in Book 6250, page 892-894, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Mark Hamilton, by deed from Federal Home Loan Mortgage Corporation, on September 27, 2011, of record in Instrument Number 20110929-0075371, Register's Office for Davidson County, Tennessee.

Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 6250, page 892-894, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 6236, page 683, as amended in Book 6295, page 506; Book 6295, page 520; Book 6295,page 534; Book 6300, page 409 as re-recorded in Book 6306, page 833; Book 6496, page 100; Book 6496, page 107; Book 6496, page 114; Book 6518, page 184 and Book 6518, page 190, Register's Office for Davidson County, Tennessee.
- Sewer/Storm Drain Easement of record in Book 6186, page 238 and Book 6251, page 616, Register's Office for Davidson County, Tennessee.
- Utility Easement of record in Book 6298, page 491, Register's Office for Davidson County, Tennessee.
- Conveyance of Sewer Mains of record in Book 6530, page 819; Book 6530, page 823; Book 6846, page 653 and Book 7748, page 432, Register's Office for Davidson County, Tennessee.
- Conveyance of Water Mains of record in Book 6846,page 606 and Book 7748, page 478, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Water Mains of record in Book 7883, page 280, Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Book 6782, page 518, Register's Office for Davidson County, Tennessee.

This is improved property known as: **404 Hampstead South, Antioch, TN 37013**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the

aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this April 30, 2012.

Mark Hamilton

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Mark Hamilton** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this April 30, 2012

My commission expires 7/6/15

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Jennifer C. Cole do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Jennifer C. Cole who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: MAR 0 8 2016

Notary's Seal (If on paper)

MAXINE J. RUCKER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE