BOX 50-B

RETURN TO:
NW CORP

PREPARED BY:
BANKERS TITLE & ESCROW
3310 WEST END AVE.
NASHVILLE, TN 37203

WARRANTY DEED

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-27-2016

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $149,900.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 29TH DAY OF JUNE, 2012.

NOTARY PUBLIC

MY COMMISSION EXPIRES

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 12-04591 HAMMOND

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Brittany A. Hammond and Marcus L. Stephens II	~~Same~~ Farmers State Bank	173160A05200CO
3825 Grant Ridge	4007 Hillsboro Rd	
Cane Ridge, TN 37013	Nashville TN 37215	

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

BENJAMIN WILKINS AND BREANA WILKINS

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

BRITTANY A. HAMMOND AND MARCUS L. STEPHENS II

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

SEE EXHIBIT "A"

This is improved property known as 3825 Grant Ridge, Cane Ridge, TN 37013

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/or assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized 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; 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 GRANTEE(S), their heirs and/or 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 our hand on the 29th day of June, 2012.

Benjamin Wilkins

Breana Wilkins

BILL GARRETT, Davidson County
Trans:T20120049851 DEEDWARR
Recvd: 07/06/12 10:10 2 pgs
Fees:13.00 Taxes:554.63
20120706-0059491

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, BENJAMIN WILKINS AND BREANA WILKINS, 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 Franklin, Tennessee, this 29th day of June, 2012.

Notary Public _____

My Commission Expires: _____

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-27-2016

12-04591 HAMMOND

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot 100, FINAL PLAT, HIDDEN CREEK, PHASE 1, SECTION 1 PHASE 2 AND PHASE 3, SECTION 1, as shown on plat of record in Instrument No. 20030213-0020016, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Benjamin Wilkins,* an unmarried man by Warranty Deed from Beazer Homes Corp., a Tennessee Corporation, recorded on the 21st day of September, 2005 Instrument No. 20050921-0113637, in the Register's Office of Davidson County, Tennessee.

*Benjamin Wilkins having since married Breana Wilkins

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

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

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HIDDEN CREEK, PHASE 1, SECTION 1 PHASE 2 AND PHASE 3, SECTION 1, as recorded in Instrument No. 20030213-0020016 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, Conditions and Restrictions recorded in Instrument Nos. 20020514-0059176, 20030313-0033781, 20050308-0025065 and 20090908-0084135 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Terms and provisions of by-Laws recorded in Instrument Nos. 20030303-0027389 and 20090908-0084136.

f. Charter of Homeowners Association recorded at Instrument Nos. 20030303-0027388 and 20081230-0123265.

g. Quitclaim Deed to Homeowners Association for Common Area recorded at Instrument No. 20030303-0027387.