This Instrument Was Prepared By:
Mooreland Title Company, LLC
213 Overlook Circle, Suite B-2
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $174,500.00.

Affiant

Subscribed and sworn to before me this 31st day of July, 2012.

Notary Public

My Commission Expires:

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

BILL GARRETT, Davidson County
Trans:T20120057132 DEEDWARR
Recvd: 08/02/12 13:29 2 pgs
Fees:13.00 Taxes:645.65

20120802-0068586

Address New Owner:
Audra Dee Hamilton
4036 Hallborough Way
Hermitage, TN 37076

Send Tax Bill To:
New Owner

Map & Parcel:
098-05-0A-15200CO

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Charles Richard Drumright and Kelly Drumright, husband and wife,** hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **Audra Hamilton,** hereinafter called the Grantee, her heirs and assigns, a certain parcel of land in Davidson, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 110 on the Plan of Revision One, Sectino Five, Hampton Hall of record in Instrument No. 20000728-0074425, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Charles Richard Drumright by Quit Claim Deed from Kelly Renee Drumright, dated December 4, 2003 of record in Instrument No. 20040211-0016642, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

1. **Restrictive Covenants of record in Book 10278, Page 257, Book 10301, Page 184, Book 10444, Page 460, Book 10640, Page 947 and Instrument No. 20000608-0057413, Register's Office for Davidson County, Tennessee.**
2. **Charter of Homeowner's Association of record in Book 10290, Page 261, Register's Office for Davidson County, Tennessee.**
3. **Subject to all matters as shown on the plan of record in Instrument No. 20000728-0074425, Register's Office for Davidson County, Tennessee.**
4. **All assessments and taxes due in 2012 and thereafter, a lien, but not yet due and payable.**

This is improved property known as: 4036 Hallborough Way, Hermitage, TN 37076.

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee that Grantors are lawfully seized and possessed of said

land in fee simple, have a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to said land to said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 31st day of July 2012.

Charles Richard Drumright

Kelly Drumright

COUNTY OF WILLIAMSON
STATE OF TENNESSEE

Before me, the undersigned, a Notary Public in and for the aforesaid State and County, personally appeared Charles Richard Drumright and Kelly Drumright, to me known (or proved to me on the basis of satisfactory evidence) and who executed the foregoing instrument and who acknowledged the execution of the same to be their free act and deed.

Witness my hand at Brentwood, TN, this 31st day of July, 2012.

Notary Public

My Commission Expires: 12-28-13

LINDA J. OTT
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.