**Send Tax Statements To:**
New Owner

This Instrument Prepared By:
JOHN G. MITCHELL, III
Attorney at Law
201 E. Main St., Ste 300
Murfreesboro, TN 37130

**Name and Address of New Owner:**
Katherine D. Gillespie
3845 Swan Ridge Drive
Antioch, TN 37013

From Information Furnished By

**Map and Parcel** 164-08-0C-97.00 CO

**STATE OF TENNESSEE )**
**)**
**COUNTY OF DAVIDSON )**

**WARRANTY DEED**

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, the undersigned, **PAU N. HAU AND HUSBAND, LIAN MUNG**, has this day bargained and sold and does hereby transfer and convey unto, **KATHERINE D. GILLESPIE, and husband, WILBERT GILLESPIE,** their heirs and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, within the corporate limits of the City of Antioch, and being described as follows, to-wit:

Being all of Lot No. 7, Final Plat, Section Three, Hamilton Chase, "Cluster Lot Subdivision", according to plat and survey appearing of record in Instrument Number 20070517-0059303, Certificate of Correction of record in Instrument Number 20070723-0087046 and in Instrument Number 20070529-0063683; of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Pau N. Hau and Husband, Lian Mung, by deed from NIR Homes, Inc., a Tennessee Corporation, dated November 1, 2011, appearing of record in Instrument Number 20111104-0086140, of the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section Three, Hamilton Chase, as recorded in Instrument Number 20070517-0059303, and corrected in Instrument Number 20070529-0063683 and Instrument Number 20070723-0087046; Declaration of Covenants, Conditions and Restrictions recorded in Instrument Number 20050728-0087946 and amended in Instrument Number 20051031-0131315; Road Agreement and Sewer Easements of record in Instrument Number 20040416-0043248; By-Laws of record in Instrument Number 20050728-0087946; Storm Water Detention Agreement of record in Instrument Number 20040102-0000420; Charter for the Hamilton Chase Homeowners Association of record in Instrument Number 20060914-0113689; and to any and all matters shown on said plat and survey of record in Instrument Number 20070517-0059313, Certificate of Correction of record in Instrument Number 20070723-0087046 and in Instrument Number 20070529-0063683; all of said Register's Office.

THIS conveyance is subject to any and all existing easements and/or restrictions of record.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said **KATHERINE P GILLESPIE, and husband. WILBERT GILLESPIE, their** heirs and assigns, forever.

BILL GARRETT, Davidson County
Trans:T20120057339 DEEDWARR
Recvd: 08/03/12 08:34 2 pgs
Fees:13.00 Taxes:513.93
20120803-0068821

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it has a good right to convey the same and that it is unencumbered, except for the lien of the 2012 real property taxes which have been prorated between the parties and are assumed by the Grantee.

The undersigned further covenants and binds itself, its successors and assigns to forever warrant and defend the title to said real estate to the Grantee, their heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is subject to and includes any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 31st day of July, 2012.

**Pau N. Hau**

**Lian Mung**

**STATE OF TENNESSEE )**
**)**
**COUNTY OF DAVIDSON )**

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, personally appeared, **Pau N. Hau and Lian Mung,** the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), acknowledged that she executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL in Antioch, Tennessee, this the 31st day of July, 2012.

NOTARY PUBLIC
My Commission Expires: 11/19/2013

AMANDA M. CLARK STATE OF TENNESSEE NOTARY PUBLIC COMMISSION EXP. DATE NOVEMBER 19 2013

**AFFIDAVIT**

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $138,900.00, which amount is equal to or greater than the Amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

SWORN to and subscribed before me,
this 31st day of July, 2012.

NOTARY PUBLIC
My Commission Expires: 11/19/2013

AMANDA M. CLARK STATE OF TENNESSEE NOTARY PUBLIC COMMISSION EXP. DATE NOVEMBER 19 2013