THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road** **Suite 203A** **Nashville, Tennessee 37215** CRT File No. 12071272 BILL GARRETT, Davidson County Trans:T20120061228 DEEDWARR Recvd: 08/16/12 11:46 2 pgs Fees:13.00 Taxes:603.10 20120816-0073519	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $163,000.00. Affiant Subscribed and sworn to before me, this 14th day of August, 2012. Notary Public My Commission Expires: 8-16-2015

CHRISTY MALONE SMITH NOTARY PUBLIC STATE OF TENNESSEE STEWART COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information
Julie R. Norrell 5677 Chestnutwood Trl Hermitage TN 37076	Guaranty Bank, F.S.B. 4000 West Brown Deer Road Brown Deer, WI 53209	Tax Parcel ID No. 098050A10500CO

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, **Linda Nutial, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Julie R. Norrell, unmarried** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 88, SECTION 4, HAMPTON HALL, as shown on plat of record in Plat Book 11700, Page 2, 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 Linda Nutial, unmarried by Warranty Deed from Jonathan T. Riggs and Kristen L. Riggs, husband and wife, recorded on the 29th day of April, 2005 in Instrument No. 20050429-0047752, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

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

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

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION 4, HAMPTON HALL, as recorded in Plat Book 11700, Page(s) 2 (and Boundary Plat recorded in Plat Book 9700, Page 216), 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).

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 10278, Page 257, amended in Book 10444, Page 460, Book 10301, Page 184, Book 10640, Page 947 and Book 11573, Page 512 , 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).

Charter of Hampton Hall Homeowners Association recorded in Book 10290, Page 261.

Easement for Right of Way, recorded in Book 5054, Page 72.

Easement for Stormwater Detention Agreement, recorded in Book 10584, Page 114.

This is improved property located at 5677 Chestnutwood Trail Hermitage, TN 37076.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 7th day of August, 2012.

Linda Nutial

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Linda Nutial, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of August, 2012.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014