Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $30,500.00

Affiant

Subscribed and sworn to before me, this 13th day of August, 2012.

RACHELLE CAUDILL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public
My commission expires: 9/22/14

05-1207-65644

Address of New Owner:	Send Tax Bills to:	Tax Information
Dwight Sesler 307 Farris Avenue Madison TN 37115	118 Lake Harbor Drive Hendersonville, TN 37075	43-15-0-086

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Mattie Belle Hamilton, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Dwight Sesler, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lots Nos. 21 and 22 on the map of Rock Hill Subdivision of Block "A" of the property of Mrs. Emma W. Dismukes in the 11th Civil District of said County, described according to a survey made by Ewell Anderson, Surveyor, August ___, 1945, as follows:

Beginning on the easterly margin of Farris Avenue, at the northwest corner of the property conveyed to Samuel J. Chandler, Jr. and wife, by deed from Mrs. Emma W. Dismukes, of record in Book 1781, Page 167, Register's Office for said County, being the corner of lots Nos. 22 and 23; thence with the line between said two lots, eastwardly 200 feet; thence northwardly 100 feet to the corner of lots Nos. 20 and 21; thence with the line between said two lots, westwardly 200 feet to the easterly margin of Farris Avenue; thence with said Avenue, southwardly 100 feet to the beginning.

Being the same property conveyed to William Henry Hamilton and wife, Mattie Bell Hamilton by deed from Samuel J. Chandler, Jr. and wife, Ophelia B. Chandler, dated February 8, 1950, recorded February 17, 1950 in Book 1807, Page 123, Register's Office for Davidson County, Tennessee. William Henry Hamilton having since died.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 307 Farris Avenue, Madison, TN 37115

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and 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.

BILL GARRETT, Davidson County
Trans:T20120063022 DEEDWARR
Recvd: 08/23/12 09:14 2 pgs
Fees:13.00 Taxes:112.85
20120823-0075767

WITNESS my hand this 19th day of July, 2012.

Mattie Belle Hamilton

Mattie Belle Hamilton

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Mattie Belle Hamilton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Hendersonville, TN, this 19th day of July, 2012.

State of Tennessee at Large

My Commission expires 12-12-2012

STEVEN RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY