BILL GARRETT, Davidson County
Trans:T20130036070 DEEDWARR
Recvd: 05/01/13 13:15 2 pgs
Fees:13.00 Taxes:1080.40
20130501-0043704

This instrument was prepared by:
DLO TITLE, LLC
256 Seaboard Lane Suite F-103
Franklin, TN 37067
2013030019

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, is $292,000.00

Sworn to and subscribed before me this 26th day of April, 2013.

TAHIRA J. PYSZKA STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY
MY COMMISSION EXPIRES JULY 29, 2013

Affiant

Notary Public

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Raymond W. Hamrick		186-040A-031.00-CO
8060 Canonbury Drive	New Owner	
Nolensville, TN 37135		

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 are hereby acknowledged, **Brad Rice and Lindsey R. Rice**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Raymond W. Hamrick and wife, Kelsey C. Hamrick,** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 216 on the Plan of Burkitt Place, Phase 1A, Section 1, of record in Instrument No. 20060315-0029572, as corrected in Instrument No. 20060427-0048557, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Brad Rice and Lindsey R. Rice, husband and wife by Deed from Brookhaven Development, LLC, a Tennessee limited liability company of record at Instrument No. 20071024-0125813, Register's Office for Davidson County, Tennessee, dated October 19, 2007 and recorded on October 24, 2007.

This is improved property known as **8060 Canonbury Drive, Nolensville, TN 37135.**

This conveyance is made subject to all matters of record in Register's Office for Davidson County, Tennessee including but not limited to:

Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by ____Grantor __X__ Grantee.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS my hand, this 26th day of April, 2013.

Brad Rice

Lindsey R. Rice

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, Brad Rice and Lindsey R. Rice, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that [s]he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of April, 2013.

Notary Public

R. MARK DOUGALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-20-2015