BILL GARRETT, Davidson County
Trans:T20130049673 DEEDWARR
Recvd: 06/13/13 09:37 4 pgs
Fees:23.00 Taxes:703.00
20130613-0060273

THIS INSTRUMENT PREPARED BY:

This Instrument Was Prepared By
Associated Attorney Title & Closing Company, P.C.
290 Highland Avenue
Cheshire, CT 06410
(203)272-3560

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $190,000.00

Affiant

Subscribed and sworn to before me, this the 11TH day of June, 2013.

Notary Public

My commission expires:

JOEY SANDERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires November 17, 2014

Name and Address of New Owner:
Todd David Halterman and wife, Lisa Marie Halterman
725 Hallcrest Court
Hermitage, TN 37076

Send Tax Bills To:
Cole Taylor Bank
2350 Green Rd., Ste 100
Ann Arbor, MI 48105

Street Address of Subject Property:
725 HALLCREST COURT, HERMITAGE, TN 37076
Map and Parcel: 098050A05400CO

WARRANTY DEED

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter grantees, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, we, MATTHEW A. KERSHAW and CHARLEEN W. KERSHAW, HUSBAND AND WIFE, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto TODD DAVID HALTERMAN AND WIFE, LISA MARIE HALTERMAN, hereinafter called THE GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, state of Tennessee, described as follows:

All that tract or parcel of land lying and being in Davidson County, Tennessee, being Lot No. 18 on the plan of Section Two, Hampton Hall, of record in Plat Book 9700, Page 662, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same land conveyed to Matthew A. Kershaw and wife, Charleen W. Kershaw by Warranty Deed dated July 21, 2009 from Brady J. Plummer and wife, Michelle Plummer recorded under Instrument Number 20090722-0068914 in the Office of the Register of Deeds of Davidson County, Tennessee.

Being one and the same property conveyed to Grantor(s) herein by Warranty Deed at Instrument No. _____, of record in the Register's Office of DAVIDSON County, Tennessee.

This improved/unimproved property is known as 725 HALLCREST COURT, HERMITAGE, TN 37076

The conveyance of the above described parcel of land is subject to:

1. Davidson County and Hermitage City taxes for the year 2013 which have been prorated between the parties and assumed by Grantees.

2. Matters shown on Plat of record in Book 9700, page 662 in the Register's Office for Davidson County, Tennessee.

3. ****List all other exceptions shown on title commitment. "See attached Exhibit A"

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 and assigns, forever; and Grantors do covenant with the said Grantees that they are lawfully seized 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; and Grantors further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the 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.

Witness our/his/her hand(s) this 14 day of MAY, 2013

× _____ × _____

MATTHEW A. KERSHAW CHARLEEN W. KERSHAW

NOTARIAL SEAL STATE OF OHIO

BRENDA J TURNER
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires
March 29, 2017
Recorded in
Summit County

_____

STATE OF
COUNTY OF

Personally appeared before me, the undersigned authority, a Notary Public of this County, MATTHEW A. KERSHAW the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and Notarial seal at office this 14 day MAY, 2013

Commission expires: 3-29-17

Brenda J Turner
Notary Public

(Place notary seal here)

NOTARIAL SEAL STATE OF OHIO
BRENDA J TURNER
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires
March 29, 2017
Recorded in
Summit County

STATE OF
COUNTY OF

Personally appeared before me, the undersigned authority, a Notary Public of this County, CHARLEEN W. KERSHAW the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and Notarial seal at office this 14 day MAY, 2013

Commission expires: 3-29-17

Brenda J Turner
Notary Public

(Place notary seal here)

NOTARIAL SEAL STATE OF OHIO
BRENDA J TURNER
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires
March 29, 2017
Recorded in
Summit County

TO BE SIGNED BY PURCHASER ONLY

STATE OF
COUNTY OF

I/We, hereby swear of affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for the this transfer or value of the property transferred, whichever is greater, is $_____ which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

Subscribed and sworn to before me this _____ day of _____, 20 _____.

_____
Notary Public

My commission expires: _____

Exhibit "A"

1. Restrictions, dedications, conditions, reservations, easements and other matters as recorded in Plat Book 9700, Page 216 , Plat Book 9700, Page 662 , 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).

2. Restrictions of record in Book 10278, Page 257, said Register's Office. Said restrictions were amended in Book 10301, Page 184, Book 10444, Page 460, Book 10640, Page 947 and Book 10956, Page 520, said Register's Office.

3. Storm water Detention Agreement of record in Book 11367, Page 156, said Register's Office.

4. Charter of record in Book 10290, Page 261, said Register's Office.

5. Quitclaim Deed to The Homeowner's Association of record in Book 11577, Page 620, said Register's Office.