WARRANTY DEED

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00

Regina Dehart
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of June, 2013.

Tracey Trumphour
Notary Public

MY COMMISSION EXPIRES: 9.2.2013

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Regina Dehart	Volunteer Mortgage, Inc. for Franklin American Mortgage Company	086140A22000CO
(NAME)	(NAME)	BILL GARRETT, Davidson County
214 The Hollows Court	1 Vantage Way, Suite E240	Trans:T20130053239 DEEDWARR Recvd: 06/24/13 13:47 2 pgs Fees:13.00 Taxes:314.50
(ADDRESS)	(ADDRESS)	
Hendersonville, TN 37075	Nashville, TN 37228	20130624-0064676
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Melissa S. Hamilton, married**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Regina Dehart and Frank Dehart, wife and husband**, hereinafter called the GRANTEE(S), their heirs and/or 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 Unit No. 220, on the plan of Stage Three, Hermitage Meadows, as shown on plat of record in Plat Book 6250, Page 300, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Melissa S. Kent, unmarried by Deed from Diane D. Gustavsen, unmarried, dated 09/27/2002 and filed for record on 10/09/2002 in Instrument 200210090123536, Register's Office for Davidson County, Tennessee. The said Melissa S. Kent having since married Nicholas Hamilton and is now known as Melissa S. Hamilton.

All matters as set forth per Plat Book 5200, Page 507, Plat Book 6250, Page 300, said Register's Office.
Declaration of Covenants, Conditions and Restrictions of record in Book 6034, Page 365, said Register's Office.
By-Laws of record in Book 6034, Page 383, said Register's Office. Said By-Laws were amended of record in Book 7660, Page 612, Instrument 200103270029002, said Register's Office.
Easement of record in Book 6716, Page 815, said Register's Office.
Grant of Easement of record in Instrument 201211140104689, said Register's Office.
Charter of record in Book 6034, Page 376, Book 7466, Page 25, Book 8275, Page 843, said Register's Office.
Quitclaim Deed to the Homeowner's Association of record in Book 6668, Page 54, said Register's Office.
County of Davidson taxes for the year 2013 and subsequent years, a lien not yet ascertainable, due or payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 220 Thistle Lane, Hermitage, TN 37076-2731
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and/or 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 my hand this 21st day of June, 2013.

Melissa S. Hamilton

Nicholas Hamilton

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Melissa S. Hamilton and Nicholas Hamilton, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 21st day of June, 2013.

Notary Public
My Commission Expires: 9.2.2013

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122