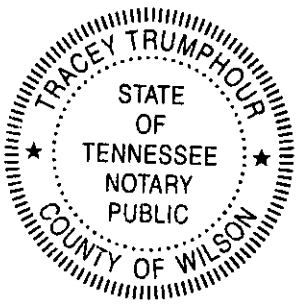
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $163,900.00

Melissa S Hamilton
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
Melissa S. Hamilton	Volunteer Mortgage, Inc	041010A01900CO
(NAME)	(NAME)	
5032 Cobblestone Creek Drive	1 Vantage Way, Suite E240	
(ADDRESS)	(ADDRESS)	
Whites Creek, TN 37189-9298	Nashville, TN 37228	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20130053239 DEEDWARR
Recvd: 06/24/13 13:50 2 pgs
Fees:13.00 Taxes:606.43

20130624-0064678

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, **Frank J. Dehart and Regina D. Dehart, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Melissa S. Hamilton and Nicholas D. Hamilton, 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 Lot No. 19 on the Plan of Cobblestone Creek Phase One of record in Instrument Number 200408040093431 as amended in Instrument 200410220127319, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Frank J. Dehart and Regina D. Dehart, husband and wife by Deed from NVR Inc., a Virginia Corporation t/a Fox Ridge Homes, dated 11/30/2004 and filed for record on 12/13/2004 in Instrument 200412130148029, Register's Office for Davidson County, Tennessee.

All matters as set forth per Instrument 200408040093431, Instrument 200410220127319, said Register's Office.
Declaration of Covenants, Conditions, Restrictions and By-laws of record in Instrument 200412080146322, said Register's Office.
Final Order of record in Book 2493, Page 137, said Register's Office.
Storm water Detention Agreement of record in Instrument 200403040024829, said Register's Office.
Quitclaim Deed to the Homeowner's Association of record in Instrument 200412080146323, said Register's Office.
Charter of record in Instrument 200412080146324, said Register's Office.
Quitclaim Deed to the Homeowner's Association of record in Instrument 201109160072157, 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 5032 Cobblestone Creek Drive, Whites Creek, TN 37189-9298
(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 our hands this 21st day of June, 2013.

Frank J. Dehart

Regina D. Dehart

State of Tennessee
County of Wilson

Personally appeared before me Frank J. Dehart and Regina D. Dehart, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and 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