BOX 30-3

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD, TN 37027

BILL GARRETT, Davidson County
Trans: T20130071668 DEEDWARR
Recvd: 08/20/13 09:25 3 pgs
Fees: 18.00 Taxes: 769.60

20130820-0087443

This instrument prepared by:
Fidelity Residential Solutions
120 Longwater Drive
Norwell, MA 02061
715636 429814-001457
Kayla Bocchino

WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
(NAME) Sarah E. Bishop	(NAME) First Community Mortgage	114-12-0A-021.00
(STREET ADDRESS OR ROUTE NUMBER) 141 Stonecrest Dr.	(STREET ADDRESS) 275 Robert Rose Dr.	
(CITY) (STATE) (ZIP) Nashville, TN 37209	(CITY) (STATE) (ZIP) Murfreesboro, TN 37129	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Nat Hamlin, III and Brittany Shearer Hamlin, husband and wife have this day bargained and sold, and do hereby transfer and convey unto the said Sarah E. Bishop, unmarried the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson, Tennessee as follows:

See Attached Exhibit "A".

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

STATE OF TN
COUNTY OF Williamson The actual consideration or value whichever is greater, for this transfer is $ 208,000.00

Affiant Sarah E. Bishop

Subscribed and sworn to before me this the 16th day of August 2013

Notary Public

My commission expires: 10-18-16

(Affix Seal) SAMUEL F. ANDREW NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

This is unimproved ( ), known as 141 Stonecrest Drive, Nashville, TN 37209
improved (X)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hand this 25 day of June, 2013, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Nat Hamlin, III

Brittany Shearer Hamlin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Tiffany Glenn, a Notary Public in and for said County and State, Nat Hamlin, III, the within named bargainor married (fill in marital status), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of June, 2013.

Tiffany Glenn
Notary Public
My Commission Expires: 3/7/17

(This area for official notarial seal)

TIFFANY GLENN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Tiffany Glenn, a Notary Public in and for said County and State, Brittany Shearer Hamlin, the within named bargainor married (fill in marital status), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of June, 2013.

Tiffany Glenn
Notary Public
My Commission Expires: 3/7/17

(This area for official notarial seal)

TIFFANY GLENN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

LEGAL DESCRIPTION

File No.: P13-5225-BW Commitment No.: P13-5225-BW

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Lot No. 21 on the Plan of Stoneridge, Phase 1, as shown on the plat of record in Exhibit B of the Declaration of Covenants, Conditions and Restrictions establishing Stoneridge Townhomes of record in Instrument Number 20060721-0088352, 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 Nat Hamlin, III and Brittany Shearer Hamlin, husband and wife by Deed from Marquis Homes, LLC, a Tennessee limited liability company of record at Instrument No. 20081006-0101223, Register's Office for Davidson County, Tennessee, dated September 29, 2008 and recorded on October 6, 2008.