RETURN TO

Greenvue Title & Escrow, LLC
2207 Crestmoor Road, Suite 101
Nashville, Tennessee 37215

BILL GARRETT, Davidson County
Trans:T20130081216 DEEDWARR
Recvd: 09/19/13 11:06 2 pgs
Fees:13.00 Taxes:949.05

20130919-0098702

WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$256,500.00.**

Affiant

Subscribed and sworn to before me, this the 13th day of September, 2013.

Notary Public

My commission expires: 12-21-14

(AFFIX SEAL)

JENNY AVERHOFF RUTHERFORD COUNTY NOTARY PUBLIC STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Daniel M. Hanks **Ashton N. Hanks**	Bank of America	**Map 098-13-0-C Parcel 100-00CO**
2005 Kaylee Meadow Court	1515 W. 22nd St.	
Hermitage, TN 37076	Oak Brook, IL 60185	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Kerry Wayne Linder and wife, Lisa V. Linder

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Daniel M. Hanks and Ashton N. Hanks , Husband and Wife as Joint Tenants

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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. 123, on the Plan of The Meadows of Seven Points, Phase Four, Section One, a Planned Unit Development, of record in Instrument No. 20040227-0022425, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Kerry Wayne Linder and wife, Lisa V. Linder, by Deed from Frank Batson Homes, Inc., dated February 8, 2005, of record in Instrument No. 20050210-0015607, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan of record as shown in Instrument No. 20040227-0022425, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

2) Storm Water Detention Agreements of record in Book 11681, Page 411 and in Instrument No. 20030922-0139925, Register's Office for Davidson County, Tennessee.

3) Conveyance of open space to Meadows of Seven Points Homeowners Association, Inc. of record in Instrument No. 20090107-0001612, Register's Office for Davidson County, Tennessee.

4) Declaration of Covenants, Conditions and Restrictions of Meadows of Seven Points, of record in Book 11670, Page 822, Register's Office for Davidson County, Tennessee.

5) By-Laws of Meadows of Seven Points Homeowners' Association, Inc. of record in Book 11670, Page 837, Register's Office for Davidson County, Tennessee.

6) Charter of Meadows of Seven Points Homeowners' Association, Inc. of record in Instrument No. 20000322-0028986, Register's Office for Davidson County, Tennessee; and,

7) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (X) Unimproved ( ) property, known as **2005 Kaylee Meadow Court, Hermitage, TN 37076**

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 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 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 my/our hand(s) this **13th** day of **September, 2013.**

Kerry Wayne Linder

Lisa V. Linder

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Kerry Wayne Linder and Lisa V. Linder,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **13th** day of **September, 2013.**

Notary Public

My Commission Expires: 2/13/17

JOHN COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.