41
H.A.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THIS INSTRUMENT PREPARED BY:

HOLLINS & ASSOCIATES
401 Church Street, Suite 2720
Nashville, Tennessee 37219

The actual consideration for this transfer or value of property (whichever is greater) is $116,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Donna L. Guillot
Affiant

Sworn to and subscribed before me this 27th day of September, 2000.

Notary Public
My Commission Expires: 3/24/01

NOTARY PUBLIC
RODERICK J. NAVIN
DAVIDSON COUNTY, TENN.
AT LARGE

Davidson County DEEDWARR
Recvd: 09/29/00 15:58 3pgs
Fees:15.00 Taxes:429.20
20000929-0096681

ADDRESS NEW OWNER:
Donna L. Guillot
5920 Retriever Court
Antioch, TN 37013

SEND TAX BILL TO:
SAME

Map: 172-8A
Parcel: 73CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Robert K. Hilpp, hereinafter the GRANTOR, has bargained and sold, and by these presents do transfer and convey unto Donna L. Guillot, an unmarried woman hereinafter the GRANTEE(S), her successors, heirs, representatives and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described as follows:

SEE ATTACHED EXHIBIT A, WHICH IS INCORPORATED HEREIN BY THIS REFERENCE.

This is improved property known as 5920 Retriever Court Antioch, Tennessee 37013.

This conveyance is made subject to such limitations, restrictions and encumbrances of record as may affect the premises, including but not limited to the following:

1) County taxes for the year 2000 and subsequent years, A lien not yet due or payable.

2) All matters as shown on the plan of record in Plat Book 6900, page 336 and 337, Register's Office for Davidson County, Tennessee.

3) Declaration of Covenants, Conditions and Restrictions of record in Book 6601, page 7, Register's Office for Davidson County, Tennessee.

4) By-Laws of record in Book 6632, page 429, Register's Office for Davidson County, Tennessee.

5) Deed of Conveyance as to Common area of record in Book 6612, page 885, Register's Office for Davidson County, Tennessee.

6) Deed of Conveyance as to water & sewage of record in Book 7893, page 324, 326 & 407, Register's Office for Davidson County, Tennessee.

7) Mortgage Loan Inspection dated March 21, 1997 made by John Kohl & Company indicated the concrete drive encroaches over the 10 foot N.E.S. easement and the neighboring fence to the south encroaches onto the subject property.

8) Homeowners Association dues in any due and payable.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to said GRANTEE, his/her heirs, successors, representatives and assigns, forever; GRANTOR does further covenant with said GRANTEE that GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as otherwise herein set out; and it does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his/her heirs, successors, representatives and assigns, against the lawful claims of all persons whomsoever.

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 my hand this 27th day of September, 2000.

GRANTOR:

Robert K. Hilpp

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of said County and State, Robert K. Hilpp, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 27th day of September, 2000.

Notary Public

My Commission Expires: 3/24/01

RODERICK J. NAVIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

EXHIBIT "A"
PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 73 on the Plan of Hunter's Branch, Section 2-B, of record in Plat Book 6900, page 336 and 337, Register's Office for said County, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Robert K. Hilpp by deed from Brent Mayfield and wife, Kim E. Mayfield of record in Book 10398, page 143, Register's Office for Davidson County, Tennessee.