Davidson County DEEDWARR
Recvd: 03/08/01 11:15 3pgs
Fees:15.00 Taxes:591.63
20010308-0022023

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $159,900.00.

Daphne R. Kirby
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 5th day of March, 2001.

Notary Public

WILLIAM S. CARMAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires: 12-23-2001

# WARRANTY DEED

**THIS INSTRUMENT WAS PREPARED BY**

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Daphne R. Kirby
601 Old Hickory Blvd. Unit #28
Brentwood, Tennessee 37027

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
171-03-0-B-222.00 CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Rick Blackburn and wife, Karen Blackburn** hereinafter referred to as Grantors, hereby transfers and conveys to **Daphne R. Kirby, an unmarried woman** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Being Unit No. 28, on the plan of Townhomes of Fredericksburg, Phase Two, Section Six, a Horizontal Property Regime, as of record in Book 9700, page 953, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete an accurate legal description.

Being the same property conveyed to Newport, LLC by Warranty Deed from Charles W. Browning, a married person, of record in Instrument No. 200001040000896, Register's Office for Davidson County, Tennessee; and further conveyed to Rick Blackburn and wife, Karen Blackburn by Quitclaim Deed being recorded immediately prior to the recording hereof in said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2001, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 9700, Page 953 , Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 7798, Page 843 Book 8920, page 65, Book 9500, page 393, Book 9860, page 840, Book 10126, page 435, Book 10224, page 683, Book 10294, page 850, and Book 10393, page 11, Book 10453, page 931, Book 10628, page 519, Book 10694, page 541, Book 10774, page 945, Book 10895, page 778, Book 11550, page 531, and Book 11682, page 75, Register's Office for Davidson County, Tennessee.

HOA Charter of record in Book 8920, page 40, and Book 10126, page 430, and Book 10774, page 938, said Register's Office.

All matters pertaining to subject property on plat of record in Book 7900, page 509, Book 7900, page 529, and Book 7900, page 807, said Register's Office.

Easement for Sewer/Storm Drainage/Water Main, as of record in Book 7358, page 643, Book 7993, page 269, Book 7851, page 712, Book 9607, page 431, and Book 10012, page 756, Book 9698, page 81 and Book 9698, page 124, said Register's Office.

By-laws of record in Book 8920, page 45, Book 10126, page 486, Book 10694, page 539, Book 10275, page 959, Book 10774, page 996 and Book 11550, page 554, said Register's Office.

Quitclaim of Common Area, Book 11753, page 208, said Register's Office.

Articles of Merger, Book 10947, page 572, said Register's Office.

Affidavit of record in Book 11620, page 375, said Register's Office.

Easement for BellSouth of record in Book 10709, page 143, said Register's Office.

All other easements and restrictions of record in said Register's Office.

County and/or City taxes for the year 2001 are a lien currently due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 601 Old Hickory Blvd. Unit #28, Brentwood, Tennessee 37027.

**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**, their heirs and assigns forever, and I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 hand this 5th day of March, 2001.

**Rick Blackburn**

**Karen Blackburn**

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Rick Blackburn and wife, and Karen Blackburn, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 5th day of March, 2001.

Notary Public

12-23-2001
My Commission Expires

