file Book 13
2319

Davidson County DEEDWARR
Recvd: 10/02/01 16:19 2pgs
Fees:13.00 Taxes:236.80
20011002-0106774

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $64,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 31st day of August, 2001.

Notary Public

My Commission Expires: 5-26-02

ELIZABETH E. TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY:

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

ADDRESS NEW OWNER(S) AS FOLLOWS:
Paula Jean Williagar
6 Hickory Court
Antioch, TN 37013

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map & Parcel 162-160-A-070.00 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, **Bruce D. Hull** hereinafter referred to as Grantors, hereby transfers and conveys to **Paula Jean Willigar, unmarried** 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:

Land in Davidson County, Tennessee, being Unit No. 6, Building 15, on the Plan of Mill Creek Club, Phase 1, Section 1, as of record in Plat Book 4860, page 11 and Plat Book 5050, page 103, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Map & Parcel 162-160-A-070.00 CO

Being the same property conveyed to BRUCE D. HULL by deed from Federal National Mortgage Association of record in Instrument #2000 100300 97829, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 860, page 11 and Plat Book 5050, page 103, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 4792, page 725; and Book 6396, page 504, Register's Office for Davidson County, Tennessee.

Easement for Sewer of record in Book 5373, page 110, Register's Office for Davidson County, Tennessee.

Master Deed of record in Book 4887, page 961; Book 5000, page 607; Book 5101, page 809; and Book 10468, page 653, Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 10468, page 691, Register's Office for Davidson County, Tennessee.

HOA Charters of record in Book 5000, page 610 and Book 5689, page 502, Register's Office for Davidson County, Tennessee.

Conveyance of Common Area of record in Book 5234, page 265, Register's Office for Davidson County, Tennessee.

Articles of Merger of record in Book 9150, page 797, Register's Office for Davidson County, Tennessee.

Agreement of record in Book 5324, page 214 regarding Development of Bell Trace/Easement, Register's Office for Davidson County, Tennessee.

All other Easements, Restrictions and matters of record in the Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2001 are a lien not yet 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 6 Hickory Court, Antioch, TN 37013.

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 31st day of August, 2001.

Bruce D. Hull

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 Bruce D. Hull, 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 31st day of August, 2001.

Notary Public

9-14-2001
My Commission Expires

RUSSELL JOHN MCCANN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

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