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

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $253,650.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 21st day of August, 2002.

Notary Public

My Commission Expires: 8-14-05

RUSSELL JOHN [illegible] NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY

# 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:
Aurdie L. Amoo-Asante
5544 Hearthstone Lane
Brentwood, Tennessee 37027

SEND TAX BILLS TO:
Union Planters Mortgage
2019 Richard Jones Rd. #300
Nashville, TN 37215

MAP-PARCEL NUMBERS:
160-110-A-073.00CO

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, **Fredrick W. Meissner, an unmarried man** hereinafter referred to as Grantors, hereby transfers and conveys to **Aurdie L. Amoo-Asante, 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 Lot No. 73 on the Plan of Hemmingwood, Phase I, II, III and IV of record in Book 6900, Pages 6, 7, and 8, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Fredrick W. Meissner, an unmarried man by deed from Karen G. Newman, a married woman of record in Instrument No. 2001 041200 36089, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2002, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 6900, Pages 6-8, Register's Office for Davidson County, Tennessee.

05834-BP

Davidson County DEEDWARR
Recvd: 08/23/02 10:08 2pgs
Fees:13.00 Taxes:938.51
20020823-0102093

Restrictive covenants contained in an instrument of record in Book 6730, Page 329, Book 6892, Page 540, Book 6925, Page 268, Book 6948, Page 268, Book 7269, Page 387, and Book 7474, Page 205, Register's Office for Davidson County, Tennessee.

HOA Charter of record in Book 7496, Page 163, Book 8762, Page 169, Book 6704, Page 373, and Book 6936, Page 893, Register's Office for Davidson County, Tennessee.

Storm Water Detention Agreement of record in Book 6728, Page 673, said Register's Office.

Conveyance of Common Area of record in Book 6962, Page 404, and Book 7207, Page 84, said Register's Office.

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.

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

County and/or City taxes for the year 2002, 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 5544 Hearthstone Lane, 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 21st day of August, 2002.

**Fredrick W. Meissner**

**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 Fredrick W. Meissner, an unmarried man, 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 21st day of August, 2002.

Notary Public

My Commission Expires: 8-14-05

RUSSELL JOHN
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

05834-BP