Davidson County DEEDWARR
Recvd: 12/20/02 14:24 2pgs
Fees:13.00 Taxes:340.40

20021220-0157627

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $92,000.00

Jennifer R Grovatt
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 11th day of December, 2002.

Notary Public

My Commission Expires: 11-17-05

NOTARY PUBLIC AT LARGE

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:
Jennifer R. Grovatt
5 Mimosa Court
Antioch, Tennessee 37013

SEND TAX BILLS TO:
Union Planters Bank, N.A.
P.O. Box 2282
Memphis, TN. 38101-2282

MAP-PARCEL NUMBERS:
162-160-a-079.00 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, **Teresa Fenn, a single woman** hereinafter referred to as Grantors, hereby transfers and conveys to **Jennifer R. Grovatt, a single 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. 5, Building No. 17, on the Plan of Mill Creek Club, Section 1, Phase 1, as of record in Plat Book 4860, page 11, and as amended in Book 5050, page 103, and being a horizontal property regime established by Master Deed of record in Book 4887, page 961 and as revised in Book 5000, page 607 and Book 5101, page 809, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Teresa Fenn by Warranty Deed from Gloria W. Jarrett, unmarried of record in Instrument No. 2000 060700 56785, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2003, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 4860, Page 11, and 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.

HOA Charter of record in Book 5000, page 610, Book 5689, page 502, Book 9150, page 797, 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.

Master Deed of record in Book 4887, page 961, Book 5000, page 607, Page 5101, page 809, 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.

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 2002, a lien currently due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTEES paying their prorata share thereof to GRANTORS who will be responsible for payment of said taxes.

This is improved property known as 5 Mimosa Court, Antioch, Tennessee 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 11th day of December, 2002.

Teresa Fenn

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 Teresa Fenn, a single woman, 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 11th day of December, 20

Notary Public

My Commission Expires: 11/2

THOMAS BIDWELL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

PUBLIC AT LARGE

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