Davidson County DEEDWARR
Recvd: 05/05/03 13:32 2pgs
Fees:13.00 Taxes:373.70

20030505-0059524

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $101,000.00

Affiant

CATHERINE C. BIRMINGHAM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Sworn to and subscribed before me, the undersigned, a Notary Public this 30th day of April, 2003.

Notary Public

My Commission Expires JULY 30, 2005

My Commission Expires:_____

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:
Tamara Hanson
4329 Mystic Valley Court
Antioch, Tennessee 37013

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map\Parcel: 165-130-A-154.00-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, **Tanja M. Marchman** hereinafter referred to as Grantors, hereby transfers and conveys to **Tamara Hanson, 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 Lot. No. 434 on the Plan of Section 9, Peppertree Forest, P.C.D., of record in Plat Book 7900, Page 760, Register's Office for Davidson County, Tennessee, to which reference is made a more complete description.

Being the same property conveyed to Tanja M. Marchman, by QuitClaim Deed from Lloyd F. Marchman, of record in Book 11270, Page 185, Register's Office for Davidson County, Tennessee, dated December 11, 1998.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 7900, Page 760, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 8757, Page 607; Book 9004, Page 514; Book 9157, Page 711; Book 9287, Page 698; Book 9455, Page 801; Book 7982, Page 736; Book 8294, Page 159; Book 8294, Page 159, Book 8367, Page 501; Book 8491, Page 559;

Book 8531, Page 496; Book 8678, Page 509; Book 8678, Page 514; Book 8911, Page 265; Book 8983, Page 767; Book 8983, Page 772; Book 9036, Page 719; Book 9664, Page 162, Register's Office for Davidson County, Tennessee.

HOA Charter of record in Book 8757, Page 639, Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 8757, Page 633, 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 2003, 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 4329 Mystic Valley 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 30th day of April, 2003.

X Tanja Marchman

Tanja M. Marchman

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 Tanja M. Marchman, 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 30th day of April, 2003.

Notary Public

My Commission Expires: 11/2/05

07907-BW