Davidson County DEEDWARR
Recvd: 06/11/03 10:57 2pgs
Fees:13.00 Taxes:244.20
20030611-0080602

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $66,000.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 16th day of May, 2003.

Notary Public

My Commission Expires: 11/2/05

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:
Justin Humlick and Katrina Humlick
7 Hickory Court
Antioch, Tennessee 37013

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map\Parcel: 162-160-A-069.00CO

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, **Bruce D. Hull** hereinafter referred to as Grantors, hereby transfers and conveys to **Justin Humlick and wife, Katrina Humlick** 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. 7, Building No. 15, in a Horizontal Property Regime, known as Hickory Hollow Condominiums, Section 1, Phase 1, of record in Revised plat Book 5050, Page 103, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Bruce D. Hull, by Warranty Deed from Sheila A. Law and Tina M. Jackson, of record at Instrument #20001004-0098317, Register's Office of Davidson County, Tennessee, dated October 4, 2000.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in 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 6369, Page 504, Register's Office for Davidson County, Tennessee.

Easement for sewer of record in Book 5373, Page 110, and Book 5020, Page 739, Register's Office for Davidson County, Tennessee.

HOA Charter 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 regarding Bell Trace/Easement of record in Book 5324, Page 214, 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.

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 7 Hickory 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 16th day of May, 2003.

Bruce D. Hull

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 16th day of May 2003, before me personally appeared Donald R. Barrett, Jr. to me known to be the Attorney-in-Fact of Bruce D. Hull and is authorized by Bruce D. Hull to execute the foregoing instrument for the purposes therein contained. Witness my hand and official seal.

Notary Public

My commission expires: 11/24/05