RETURN TO:
COMMONWEALTH TITLE AGENCY
OF NASHVILLE, INC.
333 GALLATIN RD. SOUTH
MADISON, TN 37115

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

Davidson County DEEDWARR
Recvd: 07/17/03 15:42 3pgs
Fees:18.00 Taxes:296.11

20030717-0100740

# WARRANTY DEED

**THIS INDENTURE** is made and entered into this **15th** day of **July, 2003**, by and between **AUBREY HIAM, A MARRIED MAN**, hereinafter called Grantor, and **WALTER H. CARTER, TRUSTEE OF THE 1120 BLUEWILLOW COURT TRUST UTA DATED 7/2/03**, hereinafter called Grantees.

**W I T N E S S E T H:** That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, AUBREY HIAM, A MARRIED MAN, Grantor, does hereby bargain, sell, transfer and convey unto WALTER H. CARTER, TRUSTEE OF THE 1120 BLUEWILLOW COURT TRUST UTA DATED 7/2/03, hereinafter referred to as Grantees, his successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 1120 BLUEWILLOW COURT, ANTIOCH, TN 37013.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, his successors, heirs and assigns forever. The Grantor covenants and agrees with the said Grantees that Grantor is lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantor further covenants and binds himself and his successors, heirs and assigns, to warrant and forever defend the title to said Grantees, their successors, heirs and assigns, against the lawful claims of all person whomsoever.

Denise Hiam, wife of AUBREY HIAM, the Grantor herein, joins in the herein conveyance for the sole purpose of conveying any right, title and interest she may have in and to the property described herein, marital or otherwise.

WITNESS the hand and seal of Grantor on the day and year first above written.

AUBREY HIAM
Signature of Seller

Signature of Seller Spouse

**INDIVIDUAL**
**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **AUBREY HIAM, joined by HIS WIFE,** Denise Hiam, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15Th day of **July, 2003.**

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Denise C. Allis
Notary Public

My Commission Expires: 5/30/2004

Name and Address of Property Owner:

**WALTER H. CARTER, TRUSTEE OF THE 1120 BLUEWILLOW COURT TRUST DT 7/2/03**

**2200 21ST AVENUE SOUTH, STE. 220**
**NASHVILLE, TN 37212**

Property Address:

**1120 BLUEWILLOW COURT**
**ANTIOCH, TN 37013**

Person Responsible for Taxes:

**SAME**

**Map & Parcel #: MAP 165-14, PARCEL 54**

## AFFIDAVIT OF VALUE

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$80,030.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **15th** day of **July, 2003.**

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Denise C. Allis
Notary Public

My Commission Expires: 5/30/2004

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# EXHIBIT 'A'

BEING Lot No. 47, Section Three on the Plan of Peppertree Forest, Planned Unit Development as of record in Plat Book 7900, page 249, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to WALTER H. CARTER, TRUSTEE OF THE 1120 BLUEWILLOW COURT TRUST DT 7/2/03, by Deed from MARY K. ALISSANDRATOS, SUB TRUSTEE, of record in INSTRUMENT NO. 20030707-0092944, Register's Office for DAVIDSON County, Tennessee.

# EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2003 and subsequent years, A LIEN, not yet due and payable (MAP 165-14, PARCEL 54).
2. All matters as set forth on the Plan of PEPPERTREE FOREST, of record in Plat Book 7900, page 2449, said Register's Office, which plan includes a 10-foot public utility and drainage easement along the rear lot line, said drainage easement widened and revised by additional easement by instrument of record in Book 8367, page 501, said Register's Offic.e

3. Restated Declaration of Covenants, Conditions and Restrictions for Peppertree Forest Planned Unit Development, of record in Book 8757, Page 607, Register's Office for DAVIDSON County, Tennessee.

4. Amendments to Restated Declaration of Covenants, Conditions and Restrictions for Peppertree Forest Planned Unit Development, of record in Book 9157, page 711, Book 9287, page 698, Book 9455, page 801, and Book 9664, page 162, Register's Office for DAVIDSON County, Tennessee.

5. By-laws of Peppertree Forest Homeowners Association of record in Book 8757, page 623, said Register's Office.

6. Articles of Incorporation for Peppertree Forest Homeowners Association, Inc., of record in Book 8757, page 639, said Register's Office.