23-1103

Register Return to:
Land Title South, Inc.
501 Corporate Centre Dr.
Suite 360
Franklin, TN 37067

Davidson County DEEDWARR
Recvd: 12/29/03 12:28 2pgs
Fees:13.00 Taxes:207.20

20031229-0183113

PREPARED BY:
Land Title South, Inc.
501 Corporate Centre Drive, Suite 360
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this **22nd** day of **December, 2003** by and between **Farhad S. Matin and wife, Billie Melynda Hill** , herein after referred to as GRANTOR, and **Sharon Pruitt, a married woman** , herein after referred to as GRANTEE.

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 consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **Antioch,** County of **Davidson,** State of Tennessee, more particularly described as follows:

A Certain Condominium apartment in Davidson County, Tennessee, being Lot No. 4, Building No. 17, on the Plan of Section One, Phase One, Mill Creek Club Condominium, of record in Book 4860, page 11, amended of record in Book 5050, page 103, both in the Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Farhad S. Matin, a married person, by Warranty Deed from Raouf Mattin, a married person, dated May 27, 2003 of record in Instrument 20030611-0080441, Register's Office for Davidson County, Tennessee.
Previously being the same property conveyed to Raouf Mattin, a married person, by deed from First National Bank of Chicago as Trustee for BankBoston Home Equity Loan Trust 1999-1, of record in Instrument 20010808-0085289, Register's Office for Davidson County, Tennessee.

This Conveyance is made subject to minimum setback lines, public utility and drainage easements, and all other matters as shown on subdivision plat of record in Book 4860, page 11, amended of recorded in Book 5050, page 103, to restrictive covenants of record in Book 4792, page 725 and Book 6396, page 504, to Master Deed of record in Book 4887, page 961, Book 5000, page 607, Book 5101, page 809, and Book 10468, page 654, to Articles of Merger of record in Book 9150, page 797, to Charter of record in Book 5000, page 610, and Book 5689, page 502, and sewer easements of record in Book 5373, page 110, Conveyance of Common Ground of record in Book 5234, Page 265all in the Register's Office for Davidson County, Tennessee; and all zoning and subdivision regulations of the appropriate governmental body, together with any easements or right-of-ways for public roads utilities.

This is improved/unimproved property known as: 4 Mimosa Court, Antioch, TN 37013

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE 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 herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

FARHAD S. MATIN

Farhad S. Matin
Signature of Seller

Billie Melynda Hill

Billie Melynda Hill
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Farhad S. Matin**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office in **Davidson** County, this **22nd** day of **December, 2003.**

MY COMMISSION EXPIRES
OCTOBER 21, 2007

Notary Public

My Commission Expires:_____

SUSAN HARVILLE NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Billie Melynda Hill**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office in **Davidson** County, this **22nd** day of **December, 2003.**

MY COMMISSION EXPIRES
OCTOBER 21, 2007

Notary Public

My Commission Expires:_____

SUSAN HARVILLE NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Name and Address of Property Owner:
Sharon Pruitt
4 Mimosa Court, Antioch, TN 37013

Send Tax Statements to:
same
,

Map & Parcel: 162-160-A-080.00 CO

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Williamson

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 **$56,000.00** 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 **22nd** day of **December, 2003.**

MY COMMISSION EXPIRES
OCTOBER 21, 2007

Notary Public

My Commission Expires: _____

SUSAN HARVILLE NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

RETURN TO:

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