Davidson County DEEDWARR
Recvd: 02/11/04 11:31 2pgs
Fees:13.00 Taxes:262.70

20040211-0016517

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $71,000.00

Dale Brown
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of February, 2004.

C. A. SPLINT
NOTARY PUBLIC
LARGO, FLORIDA
DAVIDSON COUNTY, TENN.

Notary Public

MY COMMISSION EXPIRES: ~~May 27, 2007~~ 7-21-07

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY:
MTC Title - Tennessee, LLC, 6 Cadillac Drive, Suite 190, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Candace B. Adair	Same	162-16A-54.00CO
(NAME)	(NAME)	
11 Hickory Court	11 Hickory Court	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

DARIN LEE AHRENDS AND WIFE, KRISTA MARJORIE AHRENDS,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

CANDACE B. ADAIR, unmarried

HEREINAFTER CALLED THE 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 described as follows, to-wit: A certain condominium apartment in Davidson County, Tennessee, being Unit No. 11 on the plan of Addition to Section One, Phase One, Mill Creek Club Condominium Townhouses, now known as Hickory Hollow condominiums, of record in Book 5050, Page 103, Register's Office for said County, to which plan reference is hereby made.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

Being the same property conveyed to Darin Lee Ahrends and wife, Krista Marjorie Ahrends by deed dated May 30, 1997 from Constance Owen Harvey of record in Book 10482, Page 560, Register's Office for Williamson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 11 Hickory Ct., Antioch, TN 37013

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our 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/our hand(s) this 4th day of February, 2004.

Darin Lee Ahrends
Darin Lee Ahrends

Krista Marjorie Ahrends
Krista Marjorie Ahrends

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 Darin Lee Ahrends and wife, Krista Marjorie Ahrends, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood , Tennessee this 4th day of February, 2004.

Commission expires: May 27, 2007

Sharon L. Riney

Notary Public

