File #200410180

Davidson County DEEDWARR
Recvd: 07/14/04 10:58 2pgs
Fees:13.00 Taxes:719.65

20040714-0083786

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 194,500.00.

Johnna Kay Bailey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of June, 2004.

Carol R Rivers
Notary Public

MY COMMISSION EXPIRES: 11/30/04

(AFFIX SEAL)

CAROL R. RIVERS NOTARY PUBLIC AT LARGE WILLIAMSON COM. TENN. MY COMMISSION EXPIRES NOVEMBER 30, 2004

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, Three Maryland Farms, Suite 150, Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jermaine Smith and wife, Tiffany Smith		Map: 173-15-A-12
(NAME) 209 Annesbury Lane	(NAME) same	Parcel:
(ADDRESS) Antioch TN 37013	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, **ROBYN RENEE BAILEY, UNMARRIED AND JOHNNA KAY BAILEY, UNMARRIED,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **JERMAINE SMITH AND WIFE, TIFFANY SMITH**, 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, being all of Lot No. 12, on the Final Plat of Mill Run Subdivision, Phase I, as shown by plat appearing of record in Plat Book 11700, Pages 27 and 28, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.
>
> Being the same property conveyed to Robyn Renee Bailey and Johnna Kay Bailey, both unmarried, as tenants in common with rights of survivorship by Warranty Deed dated November 29, 2001 of record in Instrument No. 20011204-0132629, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
Declaration of Covenants, Conditions and Restrictions of record in Book 11675, Page 472, as amended in Instrument No. 20000215-0015152, Instrument No. 20020701-0079016, Instrument No. 20021121-0144876; By-Laws of record in Book 11675, Page 497; Transmission Line Easement of record in Book 3933, Page 359; Easement for Sanitary Sewers of record in Book 10448, Page 188; Landscape Agreement of record in Instrument No. 20010405-0033587; Storm Water Detention Agreement of record in Instrument No. 20010405-0033586; Agreement for Grant of Easement of record in Instrument No. 20011024-0116286; Quitclaim Deed to Homeowners' Association of record in Instrument No. 20011219-0139981; Charter and Articles of Incorporation for Homeowners' Association of record in Instrument No. 19991207-0300674; all matters shown on plat of record in Plat Book 11700, Pages 27 and 28; and any and all matters of record, all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as 209 Annesbury Lane, 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 Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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 our hands this 21st day of June, 2004.

Robyn Renee Bailey

Robyn Renee Bailey

Johnna Kay Bailey

Johnna Kay Bailey

STATE OF Tennessee

COUNTY OF Williamson

Before me, the undersigned Notary Public, personally appeared Robyn Renee Bailey, unmarried and Johnna Kay Bailey, unmarried who are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 21st day of June, 2004.

Carol R Rivers

Notary Public

My Commission Expires: 11/30/04



(SEAL)

Mail After Recording To:

Southern Title Services, LLC
Three Maryland Farms, Suite 150
Brentwood, TN 37027