Return to JD

SOWELL & BARNETT, P.C. 121 1st Avenue South, Suite 200 Franklin TN 37064 **WARRANTY DEED**	STATE OF TENNESSEE COUNTY OF WILLIAMSON **THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,500.00** Natasha Bilbrey Affiant Subscribed and sworn to before me, this 10th day of November, 2004 Notary Public MY COMMISSION EXPIRES: 1/4/06 (AFFIX SEAL)

H. ANTHONY DUNCAN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDERSSS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lisa Spiller	NEW OWNER	136-15-A
(NAME)	(NAME)	(MAP)
3405 Anderson Road #311		35.00 CO
(ADDRESS)	(ADDRESS)	(PARCEL)
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Kristina R. Stewart, unmarried, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Lisa Spiller, unmarried, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

A certain condominium apartment in Davidson County, TN, described as Unit No. 35 of Watercrest Townhomes, Phase I, a Horizontal Property Regime, located on Anderson Road, Antioch, TN, as shown on the plat of Watercrest Townhomes, Phase I, recorded in Plat Book 8250, page 888, said Register's Office, and described in Declaration of Covenants, Conditions & Restrictions as recorded in Book 10784, page 165 and Book 10788, page 553, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Watercrest Townhomes, Phase I, contained in the Declaration of Covenants, Conditions & Restrictions recorded in Book 10784, page 165 and Book 10788, page 553, and By-Laws of record in Book 10788, page 551, Register's Office for Davidson County, TN, are incorporated herein by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Kristina R. Stewart by deed from Pulte Homes, Tennessee L.P., dated February 26, 2001, of record in Instrument No. 20010227-0018042, Register's Office for Davidson County, TN.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, know as: 3405 Anderson Road #311, 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 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 10th day of November, 2004.

Kristina L. Stewart
Kristina R. Stewart

Davidson County DEEDWARR
Recvd: 11/12/04 10:25 2pgs
Fees:13.00 Taxes:460.65

20041112-0136132

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Kristina R. Stewart, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon ~~their~~ oath(s) acknowledged ~~themselves~~ to be the within named bargainor(s), and that ~~they~~ executed the foregoing instrument of ~~their~~ own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 10th day of November, 2004.

Jennifer S. Dunlap
Notary Public

My Commission Expires: 7/30/05

JENNIFER S. DUNLAP
NOTARY PUBLIC AT LARGE
DAVIDSON CO. TENN.