Record 1st
BOX 04

# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/04/05 09:23 2 pgs
Fees:13.00 Taxes:439.18

20050204-0013142

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$118,697.00.**

Affiant

Subscribed and sworn to before me this 28 day of January, 2005

Notary Public

My Commission expires: 9-22-07

(Affix Seal)

HAL E. DAVIDSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

**THIS INSTRUMENT PREPARED BY**
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NUMBER: |
|---|---|---|
| Corey Carney | American Mortgage Network, Inc. | 163-05-A-6.00 CO |
| 5170 Hickory Hollow Parkway #915 | 11625 Rainwater Drive, Bldg 500, Ste. 650 | |
| Antioch, TN 37013 | Alpharetta, GA 30004 | |

**WITNESSETH**: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Linda Bradley, unmarried**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Corey Carney, a single man**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

**Being Lot No. 6 on the plan of Hickory Hollow Townhomes (Mill Park), Phase I, of record in Plat Book 9700, page 686, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.**

**Being the same property conveyed to Linda Bradley, unmarried, by deed from NVR, Inc., on November 30, 1998, of record in Book 11234, page 513, Register's Office for Davidson County, Tennessee.**

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Plat Book 9700, page 686, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 10719, page 425; and Book 11167, page 757, Register's Office for Davidson County, Tennessee.
- Homeowner's Association Charter of record in Book 10719, page 419, Register's Office for Davidson County, Tennessee.
- Conveyance of Common Area of record in Book 11221, page 249, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 10719, page 464; and Book 11167, page 759, Register's Office for Davidson County, Tennessee.
- All Matters of record at Book 9700, page 538 and 539, Register's Office for Davidson County, Tennessee.
- As Built Certificates of record in Book 11315, page 157 and 159; and Book 11532, pages 288-290; and Book 11674, page 536; and Book 11737, page 439, Register's Office for Davidson County, Tennessee.

This is improved property known as: **5170 Hickory Hollow Parkway #915, Antioch, TN 37013**

**TO HAVE AND TO HOLD** The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 January 28, 2005.

**Linda Bradley**

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Linda Bradley, unmarried** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this January 28, 2005

My commission expires 9-22-07

Notary Public

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY