Davidson County DEEDWARR
Recvd: 03/24/05 15:32 2 pgs
Fees:13.00 Taxes:320.05
20050324-0032257

**STATE OF TENNESSEE**
**COUNTY OF** DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $86500.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 16th day of March, 2005.

Notary Public

HOLLY M. PHILLIPS
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TN

My Commission Expires: 12/15/07

**WARRANTY DEED**

**THIS INSTRUMENT WAS PREPARED BY**

Hickory Hollow Title, LLC
301 S. Perimeter Park Dr.
Suite 114
Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:
Debra A. Prucha
125 Thistle Lane
Hermitage, TN 37076

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL: 086-14-0-A-125

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Melanie A. Stanton** hereinafter referred to as Grantors, hereby transfers and conveys to **Debra A. Prucha** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Being Unit 125, Hermitage Meadows Subdivision, Stage Two, of record in Plat Book 5200, Page 682, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Map & Parcel 086-14-0-A-125

Being the same property conveyed to Melanie A. Stanton, unmarried by Warranty Deed from Brian Patrick Dancer, unmarried of record in Book 11623, Page 694, Register's Office for Davidson County, Tennessee dated August 16, 1999.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2005, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 5200, Page 682, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 6034, Page 365, said Register's Office.

Bylaws of record in Book 6034, Page 383 and Book 7660, Page 612, said Register's Office.

HOA Charter of record in Book 6034, Page 376, Book 7466, Page 25 and Book 8275, Page 843, said Register's Office.

Deed to HOA of record in Book 6158, Page 931, Book 6209, Page 548, Book 6668, Page 54, said Register's Office.

Any and all visible easement lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2005, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 125 Thistle Lane, Hermitage, TN 37076.

**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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 hand this 16th day of March, 2005.

**Melanie A. Stanton**

**STATE OF TENNESSEE**
**COUNTY OF** DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Melanie A. Stanton, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 16th day of March, 2005.

Notary Public

HOLLY M. PHILLIPS NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TN

My Commission Expires: 12/15/07