Davidson County DEEDWARR
Recvd: 05/05/05 15:24 2 pgs
Fees:13.00 Taxes:807.53
20050505-0050969

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $218,250.00

Marcy Thomas
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 2nd day of May, 2005.

Notary Public

My Commission Expires: 11-22-08

DONALD R. BARRETT, JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Marcy Thomas
206 Hearthstone Manor Lane
Brentwood, Tennessee 37027

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
160-15-0-A-80

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, **Sandra B. Greenwood, unmarried**, hereinafter referred to as Grantors, hereby transfers and conveys to **Marcy Thomas, an unmarried woman,** 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:

Land in Davidson County, Tennessee, being Unit No. 80 on the Plan of Hearthstone Manor, Phase IV, as of record in Book 6250, page 990, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Sandra B. Greenwood by Warranty Deed from Mae Councill, Executrix of the Estate of Billie Kay Helper (being one and the same person as Bille Kay Orr Helper) of record in Instrument No. 20020516-0060186, Register's Office for Davidson County, Tennessee, dated May 10, 2002.

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 6250, Page 990, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 6424, Page 839, Book 6582, page 154, Book 11749, page 481, Book 6916, page 230, Book 6600, page 3, Book 7393, page 749, Book 7398, page 907, Book 7403, page 563, Book 11404, page 149, Register's Office for Davidson County, Tennessee.

Charter of record in Book 6437, Page 852, Book 7679, page 16, Book 7769, page 494, Register's Office for Davidson County, Tennessee.

Deed to HOA of record in Book 6499, Page 739, Book 6582, page 185, Book 7393, page 746, Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 7403, Page 568, Register's Office for Davidson County, Tennessee.

Any and all visible easements 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 206 Hearthstone Manor Lane, Brentwood, Tennessee 37027.

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 2nd day of May, 2005.

Sandra B. Greenwood

Sandra B. Greenwood

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 Sandra B. Greenwood, 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 2nd day of May, 2005.

Notary Public

My Commission Expires: 11/22/05

DONALD R. BARRETT, JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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