File Box
24B
(3)

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
SP 43914

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$124,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
THIS **25th DAY OF MAY, 2005.**

Notary Public

MY COMMISSION EXPIRES: 11/24/07

ANN B. WADDELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
SATURN AND MAZER TITLE SERVICES, INC., 212 THIRD AVENUE, N.,NASHVILLE, TENNESSEE 37201

ADDRESS NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL
CHARLA L. HUNTER **3001 Hamilton Church Road, #517** **Antioch, Tennessee 37013**	NEW OWNER	**163-4-A-517**

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, **R. J. YORK HOMES, LLC**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHARLA L. HUNTER**

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED TO-WIT:**

BEING Unit No. 517, on the Plan of Hamilton Crossings Townhouses, a Planned Unit Development, of record in Plat Instr. No. 20050310-0026734, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to R. J. York Homes, LLC by Quitclaim Deed from J. D. Eatherly of record in Instrument Number 20050519-0056772, Register's Office for Davidson County, Tennessee and being re-recorded in Instrument Number 20050527.0060227, and being part of the same property conveyed to J. D. Eatherly by deed from Harding University of record in Instrument Number 20030728-0105106, Register's Office for Davidson County, Tennessee.

This property is improved (X) known as 3001 Hamilton Church Road, Unit 517, Antioch, TN 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 its hand this 25th day of May, 2005.

R. J. YORK HOMES, LLC

By: Alan L Saturn, Designated Agent

~~**ROBIN YORK, CHIEF MANAGER**~~

By: Alan L. Saturn, Designated Agent

Davidson County DEEDWARR
Recvd: 05/27/05 13:40 2 pgs
Fees:13.00 Taxes:462.13

20050527-0060229

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

On this the 25th day of May, 2005, before me personally appeared ALAN L. SATURN, to me known to be the person who executed the foregoing instrument in behalf of R. J. YORK HOMES, LLC, as its Designated Agent and executed the same on behalf of the corporation as its Designated Agent.

WITNESS my hand and official seal at Nashville, Tennessee, this the 25H day of May, 2005.

NOTARY PUBLIC

ANN B. WADDELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires: 11/24/07