McCann & Hubbard
7105 Crossroads Blvd. #102
Brentwood, TN 37027
615-377-3319

Davidson County DEEDWARR Recvd: 06/13/05 14:49 2 pg Fees:13.00 Taxes:336.70 20050613-0067451 (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF WILLIAMSON** The actual consideration or value, whichever is greater, for this transfer is $91,000.00 Affiant Subscribed and sworn to before me, this 1st day of June, 2005. Notary Public My commission expires:

RUSSELL JOHN McCANN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMMISSION EXPIRES AUG. 14, 2005

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
7105 Crossroads Blvd. Suite 105
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
James Loftin **Anne Loftin**		**Map 162-1-O-A, Parcel 7-CO**
401 Hickory Glade Drive, Unit 7	**New Owner**	
Antioch, TN 37013		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Donald H. Alexander and David I. Alexander and Dan A. Alexander, Jr., and Linda Alexander Wilkinson, being all the residuary and named beneficiaries under the Last Will & Testament of Livie Gene Alexander

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

James E. Loftin and wife, Anne L. Loftin

HEREINAFTER CALLED THE 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. 7 on the Plan of Hickory Glade, Phase I, of record in Book 6250, page 889, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of such Unit.

Being the same property conveyed to Livie Gene Alexander, by Warranty Deed, from Gary W. Newcomb, an unmarried person, of record in Instrument # 20020409-0043689, Dated April 5, 2002; Livie Gene Alexander having since died and the Grantors received the property by Testamentary Devise under the Will of record in 05P-434, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 6250, page 889, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 6824, page 929, Book 6824, page 952, Book 6898, page 896, Book 6898, page 919, Book 6898, page 920, Book 6957, page 473, Book 7959, page 869 and Instrument # 20031223-0182416, Register's Office for DAVIDSON County, Tennessee.
Quit Claim Deed for common areas to Home Owners Association of record in Book 6898, page 921, Book 6899, page 562 and Book 7260, page 72, Register's Office for Davidson County, Tennessee.
PUD Boundary of record in Plat Book 6250, page 888, Register's Office for Davidson County, Tennessee.
Charter for Home Owners Association of record in Book 6845, page 780, Register's Office for Davidson County, Tennessee.
By Laws of record in Book 6878, page 390 and Book 10697, page 182, Register's Office for Davidson County, Tennessee.
Subject to rights of others in and to common areas/elements.
Subject to lien for special assessment contained in Declaration of Covenants, Conditions and Restrictions/Master Deed.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This is improved property known as 401 Hickory Glade Drive, Unit 7, 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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 1st day of June, 2005.

Donald H. Alexander by David I. Alexander, Attorney in fact

David I. Alexander

Dan A. Alexander, Jr. by David I. Alexander Attorney in fact

Linda Alexander Wilkinson by David I. Alexander Attorney in fact

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, David I. Alexander, one of the within named sellers, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of June, 2005.

My Commission Expires: _____ Notary Public

RUSSELL JOHN McCANN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMMISSION EXPIRES AUG. 14, 2005

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **David I. Alexander**, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument on behalf of **Donald H. Alexander, Dan A. Alexander, Jr., and Linda Alexander Wilkinson,** for the purposes therein contained, and who further proved to me that he is the **Attorney in Fact** for each of **Donald H. Alexander, Dan A. Alexander, Jr., and Linda Alexander Wilkinson**, and is authorized by **Donald H. Alexander, Dan A. Alexander, Jr., and Linda Alexander Wilkinson** to execute this instrument on each of their behalves.

Witness my hand, at office, this 1st day of June, 2005.

My Commission Expires: _____ Notary Public

RUSSELL JOHN McCANN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMMISSION EXPIRES AUG. 14, 2005

File #: **05274-JM**
RECORD & RETURN TO:
McCann & Hubbard
7105 Crossroads Blvd. Suite 102
Brentwood, TN 37027