Davidson County DEEDWARR
Recvd: 10/04/05 15:01 2 pgs
Fees:13.00 Taxes:439.93
20051004-0119498

This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6050655

Send Tax Bills To:
Same

New Owner is:
David Washington
4701 Chutney Drive
Antioch, TN 37013

MAP: 165-14
PARCEL: 21.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Cathy A. Martin, a single person** , hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **David Washington, an unmarried man** , hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Being Lot No. 297, Section 11 on the Plan of Peppertree Forest of record in Plat Book 8250, page 118, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Cathy A. Martin from Hugh Stacy Martin, III by Quitclaim Deed dated February 17, 1997 and recorded June 6, 1997 in Book 10483, page 322, Register's Office for Davidson County.

This conveyance is subject to Restrictive Covenants of record in Plat Book 8250, page 118 and Book 8678, page 509, Register's Office for Davidson County, Tennessee.

Storm Water Detention Agreement of record in Book 8030, page 331, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

_____ Sellers Ints.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated

and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 28 day of September, 2005.

GRANTOR:

Cathy A. Martin

Cathy A. Martin

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Cathy A. Martin , a single person** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 29 day of September, 2005.

BYLTHE BOND & INSURANCE NOTARY PUBLIC

Notary Public

My Commission Expires:_____

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is $118,900.00.

BYLTHE BOND & INSURANCE NOTARY PUBLIC WILLIAMSON COUNTY

Affiant

SWORN TO and subscribed before me this 29 day of September, 2005

NOTARY PUBLIC

My commission expires:

_____