Return To:
Creative Title and Escrow, LLC
1994 Gallatin Rd. N., Ste. 202
Madison, TN 37115
File # 05-557

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATON OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$115,400.00**

Barbara B. Minnie
AFFIANT

SUBSCRIBED AND SWORN BEFORE ME, THIS THE 29 DAY OF **NOVEMBER, 2005.**

NOTARY PUBLIC

MY COMMISION EXPIRES 01-25-06
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 12/01/05 09:54 3 pg
Fees:18.00 Taxes:426.98
20051201-0144288

TERINA C. GARRISON NOTARY PUBLIC DAVIDSON CO. TENN. MY COMMISSION EXPIRES JAN. 25, 2006

THIS INSTRUMENT WAS PREPARED BY
Creative Title and Escrow, LLC
1994 Gallatin Road North, Suite 202, Madison, TN 37115

Address New Owner(s) As Follows:	*Send Tax Bills To:*	Map and Parcel Number:
Dawn Howard	**same**	**52.08-OA-232.00 CO**
1129 Shawnee Road		
Madison, TN 37115		

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, WE,

Ann G. Chandler, an unmarried woman,

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

Dawn Howard, a married woman,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN PARCEL OR TRACT OF LAND IN **Davidson** COUNTY, STATE OF **Tennessee,** DESCRIBED AS FOLLOWS, TO-WIT:

See attached legal Exhibit "A"

This conveyance is made subject to such limitations, restrictions and encumbrances of record as may affect the premises, including but not limited to the following:

City and or County taxes for the year 2005 and subsequent years a lien but not yet due and payable.

All Easements, Restrictive Covenants and Conditions, and other matters of record, including all items set out on any applicable plat of record.

All All matters on the Plan of Record in Plat Book 9700, page 687, said Register's Office, including any and all revisions, corrections and/or amendments thereto of record.

All Bylaws of record in Book 10170, page 124, said Register's Office.

All Restrictions of record in Book 10095, page 464, said Register's Office.

All Charter for Homeowner's Association of record in Book 10125, page 449, said Register's Office.

All Sanitary Sewer and/or Storm Drainage Easement of record in Book 9377, pages 164 & 170, said Register's Office.

All Sewer Easement of record in Bok 3641, page 253, said Register's Office.

( ) Improved
This ( ) Unimproved property is known as: **1129 Shawnee Road**
Madison, TN 37115

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 not 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 ever 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 29th day of **NOVEMBER, 2005.**

Ann G Chandler

Ann G. Chandler

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Ann G. Chandler**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, TN.

This 29th day of **NOVEMBER, 2005.**

Steven P Baldwin

Notary Public

My Commission Expires: 9/18/07

STEVEN P. BALDWIN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Exhibit "A"

Land in Davidson County, Tennessee, being Lot No. 56 on the Plan of Heron Walk, Phase 2, Section 4, of record in Plat Book 9700, page 687, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Ann G. Chandler by Warranty Deed from Philip R. Goins and wife, Christi Dortch Goins dated 6/26/02 and filed for record 6/28/02 in Instrument #200206280078483, Register's Office for Davidson County, Tennessee.

Being the same property further conveyed to Dawn Howard by Warranty Deed from Ann G. Chandler and being recorded simultaneously herewith in Instrument No. _____, Register's Office for Davidson County, Tennessee.