Davidson County DEEDWARR
Recvd: 12/20/05 11:10 2 pgs
Fees:13.00 Taxes:469.17
20051220-0152493

**SIDWELL & BARRETT, P.C.**
121 1st Avenue South, Suite 200
Franklin TN 37064

**State of Tennessee)**
**County of Davidson)**

The actual consideration or value, whichever is greater, for this transfer is $126,804.00.

Affiant

Subscribed and sworn to before me, this 16th day of December, 2005.

Notary Public:

My Commission Expires: 10/10/09

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

# WARRANTY DEED

| Name and Address of New Owner: | Send Tax Bills To: | Map/Parcel Number: |
|---|---|---|
| Heather M. Burnell<br>5313 Flagstone Drive<br>Antioch, TN 37013 | New Owner | 176-2-56 |

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Allen Ogletree,unmarried**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Heather M. Burnell, unmarried**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

BEING Lot No. 199 on the Plan of Peppertree Forest, Section 19, as of record in Plat Book 7900, Page 783, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Allen Ogletree, unmarried, by Cash Deed for Tennessee, from Alphonso Jackson, Acting Secretary of Housing and Urban Development, of Washington, D.C., dated September 15, 2004, recorded October 1, 2004 of record in Instrument Number 20041001-0118804, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

**Subject to conditions, easements, restrictions, and/or building set-back lines that appears on the plat of record in Plat Book 7900, Page 783, Register's Office for Davidson County, Tennessee.**

**Restrictive Covenants of record in Record Book 7982, Page 736 and Record Book 8757, Page 607, Register's Office for Davidson County, Tennessee.**

**Charter for Homeowners Association of record in Record Book 8757, Page 639, Register's Office for Davidson County, Tennessee.**

**By-Laws of record in Record Book 8757, Page 623, Register's Office for Davidson County, Tennessee.**

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as: **5313 Flagstone Drive, 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. Grantors covenant with said Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and encumbrances of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness my/our hand(s) this the 16th day of December, 2005.

**Allen Ogletree**

**State of Tennessee)**
**County of Davidson)**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named Allen Ogletree, the bargainor(s), with whom I am personally acquainted or proved to me 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 and official seal, this 16th day of December, 2005.

Commission Expires: 12/09/08

Notary Public: Devon J. Sutherland

DEVON J. SUTHERLAND
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.

***This Instrument Prepared By:***

***Highland Title, LLC.***
***394 West Main Street, Suite B-5***
***Hendersonville, TN 37075***