Return to: First Title and Escrow Company, Inc.
File Number 25065 Box 9B

Davidson County DEEDWARR
Recvd: 02/14/06 09:45 2 pgs
Fees:13.00 Taxes:932.03



20060214-0017622

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this **7th** day of **February, 2006** by and between **R. Vance Hohn and wife, Anne Hohn** , herein after referred to as GRANTOR, and **Jon Lindsay** , herein after referred to as GRANTEE. *an unmarried man

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **Brentwood,** County of **Davidson,** State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 99 on the Plan of Phase One Section Two Townhomes of Fredericksburg, as of reocrd in Plat Book 9700, page 364, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

This conveyance is subject to the following:

1) All matters appearing on the plan of Phase One, Section Two Townhomes of Fredericksburg of record in Book 9700, page 364, Register's Office for said County.

2) Homeowners Association Charter of record in Book 8920, page 40 and Book 10126, page 430, Register's Office for said County.

3) Homeowners Association Bylaws of record in Book 10126, page 486 as amended in Book 10275, page 959; Book 8920, page 45; and Book 10694, page 539, Register's Office for said County.

4) Declaration of convenants, conditions, and restrictions of record in Book 10126, page 435 as amended in Instrument No. 200007180070558; Book 10393, page 11; Book 10895, page 778; Book 10628, page 517; Book 10694, page 541; Book 8920, page 65 as amended in Book 9500, page 393; Book 9860, page 840; Book 10224, page 683 as corrected in Book 10294, page 85, Register's Office for said County.

5) Easement to Metropolitan Department of water and sewer services of record in Book 7358, page 643, Register's Office for said County.

6) Agreement for dedication of easement for sewer and/or storm drainage of record in Book 9607, page 431, Register's Office for said County.

7) Boundary plat of record in Book 7900, page 509 and page 807, Register's Office for said County.

Being the same property conveyed to R. Vance Hohn and wife, Anne Hohn by Warranty Deed from James R. Edmondson, married, dated March 1, 2004, of record in Instrument No. 20040317-0030488, Register's Office for Davidson County, Tennessee.

This is [ ]improved [ ]unimproved property known as: 641 Old Hickory Blvd #130, Brentwood, TN 37027

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

R. Vance Hohn by Anne Hohn ATF
R. Vance Hohn
Signature of Seller

Anne Hohn
Anne Hohn
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Anne Hohn**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office in **Davidson** County, this **7th** day of **February, 2006.**

CARRIE HUGHES STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

Carrie Hughes
Notary Public

MY COMMISSION EXPIRES SEPTEMBER 22, 2009

My Commission Expires:_____

ATTORNEY IN FACT
STATE OF TENNESSEE)
COUNTY OF Williamson)

On this **7th** day of **February, 2006** before me personally appeared Anne Hohn, to me known, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of R. Vance Hohn, and acknowledged that he/she executed the same as the free act and deed of said R. Vance Hohn.

Witness my hand, at office, this **7th** day of **February, 2006.**

CARRIE HUGHES STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

Carrie Hughes
Notary Public

MY COMMISSION EXPIRES SEPTEMBER 22, 2009

My Commission Expires:_____

Name and Address of Property Owner:
Jon Lindsay
641 Old Hickory Blvd #130, Brentwood, TN 37027

Send Tax Statements to:
Provident Funding Associates, LP
Post Office Box 5913
Santa Rosa, CA 95402-5913
Map and Parcel--171.03-OB-096.00 CO

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Williamson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$251,900.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **7th** day of **February, 2006.**

Notary Public

My Commission Expires: _____

CHRISTINA M. READ NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Christina M. Read
My Commission Expires
November 25, 2006
STATE OF TENNESSEE

RETURN TO:

Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067
26-1-044