03

Realty Title 48-A

Send Tax Statements To:
New Owner

This Instrument Prepared By:
JOHN G. MITCHELL, III
Attorney at Law
279 Robert Rose Drive, Suite B
Murfreesboro, TN 37129

Name and Address of New Owner:
Mauris White
5170 Hickory Hollow Pkwy, # 223
Antioch, TN 37013

Davidson County DEEDWARR
Recvd: 03/07/06 09:11 2 pgs
Fees:13.00 Taxes:436.60
20060307-0026017

Map 163-05-0B-101.00-CO

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **TRACEY P. ANDERSON, a single person,** has this day bargained and sold and does hereby transfer and convey unto, **MAURIS WHITE and CRYSTAL WHITE, Husband and Wife**, their heirs and assigns, forever, that certain parcel of real estate located in Davidson County of the State of Tennessee, being described as follows, to-wit:

BEING Lot No. 101, A Horizontal Property Regime, Private Element, Phase II, Mill Park (formerly Hickory Hollow Townhomes), according to plat and survey of record in Instrument Number 20000706-0066999, of the Register's Office of Davidson County, to which plat reference is hereby made for more complete details of location and description of said lot.

BEING the same property conveyed to Tracey P. Anderson, by deed from York Construction, LLC, a Tennessee Limited Liability Company, dated May 17, 2002, appearing of record in Instrument Number 20020522-0062607, of the Register's Office of Davidson County, Tennessee.

THIS conveyance is made subject to Declaration of Covenants, Restrictions and Conditions contained of record in Book 10719, page 425, in Book 11167, page 757, in Instrument Number 20010712-0074528, in Instrument Number 20011016-0112643, in Instrument Number 20020506-0055107, and in Instrument Number 20021017-0127808; By-Laws of record in Book 10719, page 425, and in Book 11167, page 759; Easement to Bellsouth of record in Book 11378, page 991; Charter of Home Owners Association of record in Book 10719, page 419; Quit Claim Deed to Home Owners Association for open space of record in Instrument Number 20010712-0074529; and to any and all matters shown on said plat and survey of record in Instrument Number 20000706-0066999; all of said Register's Office.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said, **MAURIS WHITE and CRYSTAL WHITE, Husband and Wife,** their heirs and assigns, forever.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it has a good right to convey the same and that it is

unencumbered, except for the lien of the 2006 real property taxes which have been prorated between the parties and are assumed by the Grantee.

The undersigned further covenants and binds itself, its successors and assigns to forever warrant and defend the title to said real estate to the Grantee, her heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is subject to any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 24th day of February, 2006.

Tracey P. Anderson

Tracey P. Anderson

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, personally appeared, **Tracey P. Anderson, a single person**, the bargainers(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), acknowledged that they, executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL in Davidson County, Tennessee, this the 24th day of February 2006.

NOTARY PUBLIC

My Commission Expires: 9/24/09

STATE OF TENNESSEE
COUNTY OF DAVIDSON

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $118,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

SWORN to and subscribed before me,
this the 24th day of February, 2006.

NOTARY PUBLIC
My Commission Expires: 2/22/2009

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN