13.00
488.40
13.00
(2)

Prepared by:
Amy Cross Nance
Attorney at Law
1600 Westgate Circle Suite 125
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $132,000.00

Jeanean Hagen
Affiant

Subscribed and sworn to before me, this 27 day of March 2006.

Notary Public
My commission expires: _____

Davidson County DEEDWARR
Recvd: 03/30/06 09:49 2 pgs
Fees:13.00 Taxes:488.40
20060330-0035960

Address of New Owner:	Send Tax Bills to:	Tax Information
Don Hollowman		163-05-0B-057.00
5170 Hickory Hollow Pkwy, Unit # 305	Same	
Antioch TN 37013-0000		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Nancy Mitchell, a married person, formerly known as Nancy E. Van Meter, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Don Hollowman and wife, Shana Mangum Hollowman, hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 57 on the plan of Mill Park, Phase II (Formerly Hickory Hollow Townhomes), a Horizontal Property Regime (Private Element) of record in Instrument No. 20000707-0066999, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Nancy E. Van Meter, Unmarried, now known as Nancy Mitchell, by deed from NVR, INC., T/A Ryan Homes, of record in Instrument No. 20010503-0045403, in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2006 taxes, a lien which are not yet due and payable. 2) All matters appearing on plan of Mill Park, Phase II of record in Instrument No. 20000706-0066999, in the Register's Office for Davidson County, Tennessee 3) Covenants, conditions, restrictions reservations, easements liens for assessments, options powers of attorney, and limitations on title set forth in restrictions recorded in Book 10719 page 425 and amended in Book 11167 page 757 and in any allied instruments(s) referred to in said restrictions. 4) Easement to Bell South as set forth in instrument recorded in Book 11378 Page 99 5) Bylaws and Articles of Incorporation for Mill Park Homeowners Association of record in Book10719 Page 464 and Book 11167 page 759 6) All matters appearing on plats of record in Book 9700 Page 538 and 539, in the Register's Office for Davidson County, Tennessee 7) Charter for Mill Park Homeowners Association of record in Book 10719 Page 419 8) The Conveyance of Common Areas of record in Book 11221, Page 249, in the Register's Office for Davidson County, Tennessee 9) As-Built Certificates of record in Book 11315, page 157 & 159

This property is improved property known as 5170 Hickory Hollow Pkwy, Unit # 305, Antioch, Tennessee 37013-0000

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title

and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 27th day of March, 2006.

Nancy E Mitchell by Stan A Mitchell atty in fact

Nancy Mitchell
By: Stan A. Mitchell, Attorney In Fact

Stan A. Mitchell
Who joins in this conveyance to convey any marital interest he may have.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 27th day of March 2006, before me personally appeared Stan A. Mitchell 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 Nancy Mitchell acknowledged that such person executed the same as the free act and deed of Nancy Mitchell.

Notary Public

My Commission expires 4/2/07

Amy Cross Nance
State of Tennessee Notary Public
Williamson County

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Stan A. Mitchell, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 27th day of March, 2006.

Notary Public

My Commission expires: 4/2/07

Amy Cross Nance
State of Tennessee Notary Public
Williamson County

FILE NO: 05203