This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
2060096

Send Tax Bills To:

Davidson County DEEDWARR
Recvd: 04/03/06 15:34 2 pgs
Fees:13.00 Taxes:517.63

20060403-0037815

New Owner is:
Angela Ridley
857 Dover Glen Drive
Antioch, TN 37013

MAP: 149-07-0-C-18.00CO
PARCEL:

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Lorenzo Hawkins III and wife, Elaine J. Hawkins**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Angela D. Ridley, an unmarried person**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Property Address: 857 Dover Glen Drive, Antioch, Tennessee 37013

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, being Lot No. 18, on the Final Plat, Highlands of Chelsea Village, Section One, as shown by plat appearing of record in Instrument No. 20040309-0026802, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Lorenzo Hawkins III and wife, Elaine J. Hawkins from Greenvale Construction, LLC, a Tennessee limited liability company, by Warranty Deed dated October 29, 2004 and recorded November 11, 2004 in Instrument No. 20041111-0135811, Register's Office for Davidson County.

This conveyance is made subject to all matters as shown on subdivision plat of record in Instrument No. 20040309-0026802; restrictive covenants of record in Book 8082, page 329, Book 8083, page 386, Book 8842, page 434, and in Instrument No. 20040930-00117682; to By-laws of record in Book 8082, page 348; to Charter for Homeowner's Association of record in Book 8813, page 192; to terms and conditions of Quitclaim Deed to Homeowner's Association of record in Book 9991, page 914; to PUD Boundary Plat of record in Instrument No. 20030203-0014146; to Storm Water Detention Agreement of record in Instrument No. 20030226-0025748; all of the Register's Office for Davidson County, Tennessee.

Sellers Ints.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 31st day of March, 2006.

GRANTOR:

Lorenzo Hawkins III

Elaine J. Hawkins

Elaine J. Hawkins

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Lorenzo Hawkins III and wife, Elaine J. Hawkins**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 31st day of March, 2006.

M. LYNN BODDEN NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

Notary Public

My Commission Expires: 8-14-2009

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $139,900.00.

Affiant

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

SWORN TO and subscribed before me this 31 day of March, 2006

NOTARY PUBLIC

My commission expires: 7-29-06