Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212

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

Davidson County DEEDWARR
Recvd: 04/13/06 15:21 3 pgs
Fees:18.00 Taxes:491.73
20060413-0042826

WARRANTY DEED

THIS INDENTURE is made and entered into this 6th day of April, 2006 by and between Robert Richardson, hereinafter referred to as GRANTOR, and Belinda Bruns, an unmarried woman, hereinafter referred to as GRANTEE.

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 Antioch, County of Davidson, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 86 on the Plan of Phase Three, Villages of Long Hunter P.U.D. of record in Plat Book Instrument 200307070093205, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

This conveyance is subject to the following:

1) All matters appearing on the plan of Phase 3, Villages of Long Hunter P.U.D., of record in Instrument 200307070093205, the Register's Office for said County.

2) Restrictions contained in instrument of record in Instrument 200105310056382 and amended in Instrument 200311110164945, Register's Office for said County.

3) Homeowners Association Charter of record in Instrument 200105310056381, Register's Office for said County.

4) Conveyance of Open Space of record in Instrument 200105310056383, Register's Office for said County.

5) By-Laws of record in Instrument 200410220127537, Register's Office for said County.

6) Water Main Easement of record in Book 8197, page 288; Book 8358, page 91 and Book 8358, page 94, Register's Office for said County.

7) Utility Easement of record In Book 9661, page 919, Register's Office for said County.

8) Transmission Line Easement of record in Book 2338, page 466, Register's Office for said County.

9) Declaration of Taking Judgment for a 150 foot wide Easement to TVA of record in Book 4446, page 423 and Book 4535, page 351, Register's Office for said County.

10) Easement to Crossman Communities of Tennessee, LLC for the purpose of sewerlines, storm drainage facilities and lift station of record in Instrument 200009060088271, Register's Office for said County.

11) Sewerline Easement of record in Instrument 200009060088272, Register's Office for said County.

12) Ingress and Egress to Cemetery of record in Book 1115, page 302 and Book 1101, page 457, Register's Office for said County.

13) Stormwater Detention Agreement of record in Instrument 200209120111084 and Instrument 200210090123120, Register's Office for said County.

Being the same property conveyed to Robert Richardson, unmarried, by Warranty Deed from Ole South Properties, Inc., dated January 30, 2004 of record in Instrument 200402030013050, Register's Office for Davidson County, Tennessee.

This is [ ]improved [ ]unimproved property known as: 7094 South Hampton Blvd, Antioch, TN 37013

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.

Robert Richardson

INDIVIDUAL
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said county and state, Robert Richardson, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 6th day of April, 2006.

Notary Public

SUSAN L. MATLOCK
WILLIAMSON COUNTY, TN

My Commission Expires: MY COMMISSION EXPIRES JUNE 16, 2007

Name and Address of Property Owner:
Belinda Bruns
7094 South Hampton Blvd, Antioch, TN 37013

Send Tax Statements to:

New Owner

Map and Parcel--151.10-0A-237.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

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 $132,900.00 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 6th day of April, 2006.

Notary Public

My Commission Expires: 7-29-06

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:

Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067
26-1-108