Davidson County DEEDWARR
Recvd: 04/27/06 15:56 2 pgs
Fees:13.00 Taxes:281.20

20060427-0048601

Prepared by:
Realty Title & Escrow Company, Inc.
206 B Cool Springs Blvd., Suite 206
Franklin, TN 37067

Deborah K. Devine
State of Tennessee Notary Public
Davidson County

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is ~~$81,900.00~~ 76,000.00

Affiant

Subscribed and sworn to before me, this 3rd day of April, 2006.

Notary Public
My commission expires: 11/22/08

07-0603-82635

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Malia Jackson<br>21 Sycamore Court<br>Antioch TN 37013 | Malia Jackson<br>21 Sycamore Court<br>Antioch, TN 37013 | 162-16-0-A-066.00CO |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Rebecca J. Talbot, an unmarried person** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Malia Jackson, a single person**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Unit No. 21, Building 14 in a Horizontal Property Regime as shown on the condominium site plan of Hickory Hollow Condominiums (Formerly known as Mill Creek Club, Section One, Phase One), of record in Book 4860, Page 11, as revised in Book 5050, Page 103, together with the Master Deed of record in Book 4887, Page 961; Book 5000, Page 607; Book 5101, Page 809; Book 10468, Page 653; Instrument No. 20040805-0094013; and Instrument No. 20050810-0094534, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Rebecca J. Talbot, an unmarried woman by deed from Suzanne Adams, an unmarried woman, dated December 31, 2001, of record in Instrument No. 20020114-0005225, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 21 Sycamore Court, Antioch, TN 37013

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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 3rd day of April, 2006.

Rebecca J. Talbot

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Rebecca J. Talbot, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Franklin, TN, this 3rd day of April, 2006.

Notary Public
State of Tennessee at Large

My Commission expires: 11/22/08

