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Davidson County DEEDWARR
Recvd: 05/10/06 15:18 2 pgs
Fees:13.00 Taxes:628.63

20060510-0055101

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $169,900.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 5th day of May, 2006.

Notary Public

My Commission Expires: 11/8/08

THOMAS SIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires NOV. 8, 2008

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

mail to:

ADDRESS NEW OWNER(S) AS FOLLOWS:
Denise J. Williams

3144 Hidden Creek Drive
Antioch, Tennessee 37013

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:

173-16-A-40CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Christy A. Dunning, unmarried, hereinafter referred to as Grantors, hereby transfers and conveys to Denise J. Williams, hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

BEING Lot No. 25 on the Plan of Hidden Creek, Phase 1, Section 1, Phase 2 and Phase 3, Section 1,of record in Instrument No. 20030213-0020016, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Christy A. Dunning, married, by Warranty deed from Linda Marie Bunn Jones and Giles Kidd being the sole heirs-at-law of Meridyth M. Kidd, deceased, of record in Instrument No. 20040623-0074735, Register's Office for Davidson County, Tennessee. Said property was further conveyed to Christy A. Dunning by Quitclaim Deed from Donald Rae Dunning, Jr. of record in Instrument No. 20050811-0095437, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to all matters as set forth per Instrument No. 20030213-0020016, Register's Office of said County.

Restrictive Covenants of record in Instrument No. 200205140059176, Instrument No. 200303130033781, and Instrument No. 200503080025065, Register's Office of said County.

Quitclaim Deed to Common Area of record in Instrument No. 200303030027387, Register's Office of said County.

Charter of record in Instrument No. 200303030027388, Register's Office of said County.

By-Laws of record in Instrument No. 200303030027389,Register's Office of said County.

Surveyor's Certificate of Correction of record in Instrument No. 200311200169641, Register's Office of said County.

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.

County and/or City taxes for the year 2006, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 3144 Hidden Creek Drive, 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 and assigns forever, and I do covenant with the said **GRANTEES** that I am lawfully seized 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; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the 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 5th day of May, 2006.

Christy A. Dunning

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Christy A. Dunning, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained.

Witness my hand and official seal this 5th day of May, 2006.

Notary Public

My Commission Expires: 11/8/08

K. THOMAS SIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires NOV. 8, 2008

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