WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/25/06 11:29 2 pgs
Fees:13.00 Taxes:532.80
20060525-0061564

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$144,000.00.**

Affiant

Subscribed and sworn to before me this 24 day of May, 2006

Notary Public
My Commission expires: 9-22-07
(Affix Seal)

HAL E. WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Tarsha L. Robinson	New Owner	164-16-0A-130.00CO
828 Post Oak Drive		
Antioch, TN 37013		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Dionne McClain, an unmarried woman**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Tarsha L. Robinson, an unmarried woman**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 143 on the plan of Meadow Woods, Section Five, of record in Instrument Number 20010605-0058130, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Dionne McClain Snowden, an unmarried woman by deed from Jerry Butler, LLC on August 19, 2002 of record in Instrument Number 20030625-0087146, Register's Office for Davidson County, Tennessee. And further conveyed to Dionne McClain, an unmarried woman, by Quitclaim Deed from Dionne McClain Snowden, an unmarried woman on July 25, 2003, of record in Instrument Number 20030730-0108104, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Taxes and assessments for the year 2006 and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 164-16-0A-130.00CO.
- Subject to all matters as shown on the Plan of record in Instrument Number 20010605-0058130, Davidson, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Instrument Number 20010830-0094506; and Instrument Number 20010911-0098356, Register's Office for Davidson County, Tennessee.
- Easement for Ingress/Egress & Overflow rights of record in Book 4706, page 288; and Book 4457, page 350; and Book 6938, page 738, Register's Office for Davidson County, Tennessee.
- Easement for Storm Drainage of record in Book 11387, page 931, Register's Office for Davidson County, Tennessee.

This is improved property known as: **828 Post Oak Drive, Antioch, TN 37013**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this May 24, 2006.

Dionne McClain

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Dionne McClain, an unmarried woman** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this May 24, 2006

My commission expires 9-22-07

Notary Public

