20B

WARRANTY DEED

PLEASE RETURN TO:
AMTITLE & ESCROW, LLC
515 RIVERGATE PARKWAY, SUITE #111
GOODLETTSVILLE, TN 37072

Davidson County DEEDWARR
Recvd: 06/08/06 12:45 2 pgs
Fees:13.00 Taxes:888.00

20060608-0068184

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$240,000.00.**

Affiant

Subscribed and sworn to before me this 2nd day of June, 2006.

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

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:
Mary Barnett	**Same As New Owner**	098-09-0A-027.00CO
5600 Regatta Drive		
Hermitage, TN 37076		

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, **Romney Payne**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Mary Louise Swinea Barnett**, her heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 191 on the plan of Lake Shore, Phase One, of record in Book 6900, page 684, 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 Romney Payne, by deed from Samuel D. Dunn, unmarried, on July 22, 2005, of record in Instrument Number 20050812-0095671, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 6900, page 684, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 7572, page 669; and Book 11723, page 797; and Book 8842, page 546; and Book 8845, page 670, Register's Office for Davidson County, Tennessee.
- Homeowners Association Charter of record in Book 7892, page 464; and Book 8709, page 424, Register's Office for Davidson County, Tennessee.
- Conveyance of Common Area of record in Book 9984, page 652; and Book 9984, page 654; and Book 9984, page 656; and Book 10447, page 932, Register's Office for Davidson County, Tennessee.

This is improved property known as: **5600 Regatta Drive, Hermitage, TN 37076**

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 June 2, 2006.

Romney Payne

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Romney Payne** 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 June 2, 2006

My commission expires 9-22-07

Notary Public

