WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/14/06 10:48 2 pgs
Fees:13.00 Taxes:347.80
20060614-0070737

JANE GRAZER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 30, 2006

STATE OF TN
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$94,000.00**

David Webster
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF APRIL, 2006.

Notary Public

MY COMMISSION EXPIRES: ~~March 4, 2007~~ 9/30/06
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lenders Title & Escrow, LLC, 810 Crescent Centre Drive, Suite 250, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marie Joseph	Marie Joseph	162-16-OA-078.00
(NAME)	(NAME)	
1 Ash Court	1 Ash Court	
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013	Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Joyce Y. Jarrett n/k/a Butler, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto Marie Joseph, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Being Unit No.1, on the plan of **Mill Creek Club, Phase 1, Building No. 16**, as of record in Plat Book 4860, page 11, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Joyce Y. Jarrett, by Deed from Roger Coleman Brown and wife, Mildred C. Brown, dated November 7, 1984 and filed for record in Book 6422, page 612, Register's Office for Davidson County, Tennessee.

Said property herein described is subject to the following, including but not limited to declarations, conditions, covenants, restrictions, agreements, easements and/or encroachments of record in said Register's Office:

a) Restrictions of record in Book 4887, page 961; amended in Book 5000, page 607; amended in Book 5101, page 809, said Register's office.

b) Easements of record in Book 4887, page 985; Book 4792, page 725, said Register's office.

c) Any and all matters as shown on the plan of record in Plat Book 4860, page 11, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1 Ash Court, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our 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.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 21st day of April, 2006.

Joyce Y. Jarrett n/k/a Butler
Joyce Y. Jarrett n/k/a Butler

STATE OF TN

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named bargainors, Joyce Y. Jarrett n/k/a Butler, with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office this the 28th day of April, 2006.

Commission expires: March 4, 2007

Kandace Tomes Notary Public

KANDACE N. TOMES
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

After recording Return To

Heritage Title Services
8115 Isabella Lane Unit 5
Brentwood , TN 37214

After recording Return To

Heritage Title Services
8115 Isabella Lane Unit 5
Brentwood , TN 37214