WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/19/06 15:43 2 pgs
Fees:13.00 Taxes:525.03
20060619-0073101

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$141,900.00**

Affiant

Subscribed and sworn to before me this day of June 2006

Notary Public
My Commission expires: 8/20/08
(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:
Louis Collier	SAME	150-12-0-C-028.00-C0
3516 Mt. View Ridge 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, **Joseph P. Day and wife, Tomesia J. Day**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Louis Collier, unmarried**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 28 on the plan of Mt. View Subdivision, a Planned Unit Development, Section One, of record in Book 11700, page 36, and amended in Instrument Number 20010207-0012283, 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 Joseph P. Day and wife, Tomesia J. Day, by deed from Mt. View, LLC, a Tennessee Limited Liability Company, on June 30, 2003, of record in Instrument Number 20030814-0117192, 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 150-12-0C-28.00-C0.
- Subject to all matters as shown on the Plan of record in Book 11700, page 36, and amended in Instrument Number 20010207-0012283, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Instrument Number 20020108-0002714, and Instrument Number 20020122-0008596, Register's Office for Davidson County, Tennessee.
- HOA Charter as set forth in Instrument Number 20020108-0002713, Register's Office for Davidson County, Tennessee.
- Conveyance of Common Area as set forth in Instrument Number 20020129-0012295, Register's Office for Davidson County, Tennessee.

This is improved property known as: **3516 Mt. View Ridge 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 June 16, 2006.

Joseph P. Day

Tomesia J. Day

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Joseph P. Day and Tomesia J. Day** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this June 16, 2006

My commission expires 8/2/06

Notary Public

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY