Send Tax Statements To:
New Owner

Name and Address of New Owner:
Jonathon Schwarz
5170 Hickory Hollow Pkwy #270
Antioch, TN 37013

This Instrument Prepared By:
JOHN G. MITCHELL, III
Attorney at Law
279 Robert Rose Drive, Suite B
Murfreesboro, TN 37129

Davidson County DEEDWARR
Recvd: 07/17/06 10:51 2 pgs
Fees:13.00 Taxes:497.65
20060717-0085559

Map 163-05-0A-047.00

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **ALLONA DRAYTON, unmarried,** has this day bargained and sold and does hereby transfer and convey unto, **JONATHON SCHWARZ**, his heirs and assigns, forever, that certain parcel of real estate located in Davidson County of the State of Tennessee, being described as follows, to-wit:

BEING Lot Number 47, A Horizontal Property Regime, Private Element, Phase I, HICKORY HOLLOW TOWNHOMES, (Mill Park), according to plat and survey of record in Plat Book 9700, page 686, of the Register's Office of Davidson County, to which plat reference is hereby made for more complete details of location and description of said lot.

BEING the same property conveyed to Allona Drayton, unmarried, by deed from Alphonso Jackson, Acting Secretary of Housing and Urban Development, dated February 23 2004, appearing of record in Instrument Number 20040303-0024336, of the Register's Office of Davidson County, Tennessee.

THIS conveyance is made subject to Declaration of Covenants, Restrictions and Conditions of record in Book 10719, page 425; and in Book 11167, page 757; By-Laws of record in Book 10719, page 425; Easement to Bellsouth of record in Book 11378, page 991; Surveyor's Certificate of Correction of record in Book 11737, page 439; HOA Lien of record in Instrument Number 20011001-0105906; Charter of Homeowners Association of record in Book 10719, page 419; Quitclaim Deed to Homeowners Association of record in Book 11221, page 249; as Built Certificates of record in Book 11315, page 157 and 159; and to any and all matters shown on said plat and survey of record in Plat Book 9700, page 686; all of said Register's Office.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said, **JONATHON SCHWARZ,** his heirs and assigns, forever.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it has a good right to convey the same and that it is

unencumbered, except for the lien of the 2006 real property taxes which have been prorated between the parties and are assumed by the Grantee.

The undersigned further covenants and binds itself, its successors and assigns to forever warrant and defend the title to said real estate to the Grantee, her heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is subject to any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 30th day of June, 2006.

Allona Drayton

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, personally appeared, **Allona Drayton,** the bargainers(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), acknowledged that they, executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained.

30th WITNESS MY HAND AND OFFICIAL SEAL in Davidson County, Tennessee, this the day of June, 2006.

RHONDA D. DAVIS NOTARY PUBLIC My Comm. Expires June 21, 2009 AT LARGE RUTHERFORD COUNTY, TN

NOTARY PUBLIC

My Commission Expires: 6-21-09

STATE OF TENNESSEE
COUNTY OF DAVIDSON

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $134,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Kendra Cooke
AFFIANT

SWORN to and subscribed before me, this the 30th day of June, 2006.

NOTARY PUBLIC
My Commission Expires 6-21-09

RHONDA D. DAVIS NOTARY PUBLIC My Comm. Expires June 21, 2009 AT LARGE RUTHERFORD COUNTY, TN