Davidson County DEEDWARR
Recvd: 08/18/06 10:36 2 pgs
Fees:13.00 Taxes:455.10

20060818-0102078

WARRANTY DEED

B-CL-06-5170

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $123,000.00

Toni White
Affiant

Subscribed and sworn to before me this 16th DAY OF August, 2006.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

PATRICK MOORE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires MAR. 8, 2010

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Toni White	New Owner (NAME)	
5170 Hickory Hollow Parkway, Unit 302		163-5B-53 CO
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we CAROL BEAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto TONI WHITE, unmarried, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 53, MILL PARK, PHASE II, (FORMERLY HICKORY HOLLOW TOWNHOMES), A Horizontal Property Regime (Private Element), as shown on plat of record in Instrument No. 200007060066999, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Carol A. Rhea, unmarried by Warranty Deed from NVR, Inc., t/a Ryan Homes, a Virginia Corporation, recorded on the 4th day of April, 2001 in Instrument No. 20010404-0032618, in the Register's Office of Davidson County, Tennessee.

The said Carol A. Bean, having since married is now known as Carol Bean. Her spouse joins in this conveyance to convey any and all marital rights in said property.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 5170 Hickory Hollow Parkway, Unit 302, Antioch, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Witness my/our hand(s) this 16th day of August, 2006.

Carol Bean

Carol Bean

Kenneth Bean

Kenneth Bean

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Carol Bean and Kenneth Bean, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th day of August, 2006.

Notary Public

My Commission Expires: 7-24-10

(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903