Davidson County DEEDWARR
Recvd: 09/11/06 08:54 2 pg
Fees:13.00 Taxes:460.65
20060911-0111787

THIS INSTRUMENT PREPARED BY:
Smith-Pitts, PLC
5210 Maryland Way, Suite 201
Brentwood, Tennessee 37027

Address New Owners: **Send Tax Bills To:** **Map-Parcel Nos.**
Gabriel Best II **NEW OWNER** 163-05-OB-113.00 CO
5170 Hickory Hollow Parkway
Unit 608
Antioch, TN 37013

STATE OF TENNESSEE)
COUNTY OF ~~Davidson~~) Williamson

The actual consideration or value, whichever is greater, for this transfer is $124,500.00.

Affiant

Subscribed and sworn to before me this 6th day of September, 2006

Notary Public
My Commission Expires: 5/26/09

KAREN RUSSELL
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Alison J. Reith,** an unmarried woman (herein called the **GRANTOR**), has this day bargained and sold, and by these presents does transfer and convey unto **Gabriel Best II, Unmarried**(herein called the **GRANTEE**), all of the **GRANTOR'S** right, title and interest in and to that certain tract or parcel of real property located in the City of Antioch, Davidson County, State of Tennessee, described as:

Land in Davidson County, Tennessee being Lot # 113, on the Plat, A Horizontal Property Regime (Private Element), Phase III, Mill Park (Formerly Hickory Hollow Townhomes) as recorded in Instrument # 20021015-0126630, Register's Office for Davidson County, Tennessee to which reference is hereby made for more complete details of said lot.

Being the same property conveyed to Alison J. Rieth, an unmarried woman, by Warranty Deed, from York Construction, LLC, of record in Instrument #20030430-0057689, dated 4/29/03, Register's Office for Davidson County

This conveyance is made subject to property taxes for the year 2006 which have been prorated and assumed by Grantee herein and to any and all easements, covenants, conditions and/or restrictions of record including but not limited to: Taxes for the year 2006 and following, a lien not yet due and payable. 2005 county taxes paid in the amount of $1153.74 All matters as set forth per Plat of record in Plat Instrument #20021015-0126630 Register's Office for Davidson County, Tennessee. Restrictive covenants recorded in Book 10719, Page 425, Book 11167, Page 757 and Instrument #20031117-0167241 Davidson County Register's Office. Easement for BellSouth Telecommunications, of record in Book 11378, Page 991, Davidson County Register's Office Easement for Storm Water Detention, of record in Book 10506, Page 278, Davidson County Register's Office.

THIS IS **improved** PROPERTY KNOWN AS 5170 Hickory Hollow Parkway Unit 608, Antioch, TN 37013

TO HAVE AND TO HOLD the said real property, together with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEE**, its successors and assigns forever. **GRANTOR** does covenant that it is lawfully seized and possessed of said real property, in fee simple, has good right to convey said real property, and that the same is unencumbered, except as set forth herein.

GRANTOR further covenants and binds itself, its heirs, successors, assigns and representatives, to warrant and forever defend the title to the said real property to said **GRANTEE**, its successors and assigns, against the lawful claims of all other persons whomsoever, except for any such claims arising out of or in connection with the matters set forth herein

IN WITNESS WHEREOF, GRANTOR has executed this Warranty Deed on this 6th day of September, 2006.

Alison J. Reith

STATE OF TENNESSEE

COUNTY OF ~~Davidson~~ Williamson

Before me, the undersigned authority, a Notary Public of the County and State first above written, personally appeared Alison J. Reith and acknowledged the due execution of the foregoing instrument as his/her/their free act and deed.

Witness my hand and official seal, this the 6th day of September, 2006.

Notary Public

My Commission Expires: 5/26/09

(SEAL)

KAREN RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY