TT

File No. 260801448

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $119,000.00

Steve J. Hill 09/16/06
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF SEPTEMBER, 2006.

Notary Public

MY COMMISSION EXPIRES: 11-22-09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
695 President Place, Suite 202
Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steve J. Hill	Bank of America, N.A.	Map & Parcel 19-163.04-0A-401.00-CO
(NAME) 3001 Hamilton Church Road, Unit #401	(NAME) 900 W. Trade Street	Davidson County DEEDWARR Recvd: 09/20/06 12:13 2 pgs Fees:13.00 Taxes:440.30
(ADDRESS) Antioch, TN 37013	(ADDRESS) Charlotte, NC 28255-0001	20060920-0116483
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Lisa Renea Price**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Steve J. Hill, unmarried**, HEREINAFTER CALLED THE GRANTEE(S), His HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING UNIT No. 401, HAMILTON CROSSINGS TOWNHOMES, as shown by plat of record in Instrument Number 20040212-0016945, of the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Lisa Renea Price by deed from R.J. York Homes, LLC of record in Instrument Number 20050105-0001615, Register's Office for said County.

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

This conveyance is subject to Restrictive Covenants of record in Instrument Number 200402120016945, Instrument Number 200507010075731, Instrument Number 200503100026734 and Instrument Number 200402260022076, Register's Office for said County.

By-Laws as shown of record in Instrument Number 200402120016946, Register's Office for said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 3001 Hamilton Church Road, Unit #401, 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 GRANTEE(S), His 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), His 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 hands this 15th day of September, 2006.

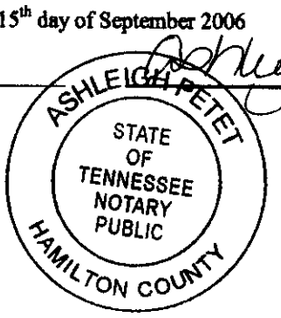
x _____
Lisa Renea Price

STATE OF TENNESSEE
COUNTY OF Hamilton

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Lisa Renea Price, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 15th day of September 2006

My Commission Expires: 2/4/09 _____
Notary Public



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RETURN TO:
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Smyrna, TN 37167