RETURN TO:

Davidson County DEEDWARR
Recvd: 11/16/06 12:30 2 pgs
Fees:13.00 Taxes:323.75

20061116-0142501

~~RECORD & RETURN TO~~:
FILE BOX 36, Davidson County

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $87,500.00.

Jennifer Schultz
Affiant

Subscribed and sworn to me on November 2, 2006.

Pamela Jo Yates
NOTARY PUBLIC

My Comm Exp: 3-22-08

PAMELA JO YATES NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY:

ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #22067SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Carolyn Lawrence 3181, 3183, 3187 Anderson Road Antioch, TN 37013		Part of Map/Par# 150-06-268 (2006) New Map/Par# 150-6-276 (Lot 1) New Map/Par# 150-6-277 (Lot 2) New Map/Par# 150-6-278 (Lot 3)

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Rick Blackburn and wife, Karen Blackburn, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Carolyn Lawrence, married, hereinafter called **"GRANTEE,"** her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lots Nos. 1, 2 and 3 as shown on the Final Plat - Resubdivision of The Reserved Area "B", 1st Revision to Stonebridge, of record as Instrument No. 20060323-0033143 in the Register's Office for Davidson County, Tennessee, as amended by Surveyor's Certificate of Correction of record as Instrument No. 20061116-0142499, in said Register's Office, to which plat reference is made for a more complete and accurate description.

Being the same property conveyed to Rick Blackburn and wife, Karen Blackburn by Quitclaim Deed from Stone Bridge, LLC, of record in Instrument No. 20061116-0142500, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2006 Davidson County taxes which have been prorated by the parties and paid by Grantors; 2007 and subsequent taxes are assumed by the Grantee; and
2. Matters shown on plat of record as Instrument No. 20060323-0033143 as amended by Surveyor's Certificate of Correction of record as Instrument No. ~~X~~ in the Register's Office for Davidson County, Tennessee, including a common ingress/egress easement to Anderson Road over a portion of Lot No. 2; and ~~X~~ 20061116-0142499

3. Declaration of Restrictive Covenants of record in Book 10164, page 525, in said Register's Office; and
4. Easements for sanitary sewers and/or storm drainage of record in Book 6396, page 308, and Book 7133, page 143, in said Register's Office; and
5. Permanent Drainage Easement as set out in instrument of record in Book 8493, page 704, in said Register's Office; and
6. Easement granted to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 8657, page 543, in said Register's Office.
7. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 3181, 3183, 3187 Anderson Road, Antioch, TN 37013.

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, her heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEE that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 our hands on November 2, 2006.

Rick Blackburn

Rick Blackburn

Karen Blackburn

Karen Blackburn

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared **RICK BLACKBURN and KAREN BLACKBURN** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath acknowledged that they executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal the day and year first above written.

Notary Public

My Commission Expires: March 20, 2010

ELIZABETH HERNANDEZ
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON