THIS INSTRUMENT PREPARED BY
Smith-Pitts, PLC
5210 Maryland Way, Suite 20
Brentwood, Tennessee 37027

RETURN TO:
Buyers Title & Escrow, LLC
5210 Maryland Way, Suite 201
Brentwood, TN 37027
615-370-5154

Davidson County DEEDWARR
Recvd: 11/16/06 13:51 2 pgs
Fees:13.00 Taxes:573.50
20061116-0142597

Address New Owners:
Amanda Woodlee
301 Rocky Top Court
Antioch, TN 37013

Send Tax Bills To:
NEW OWNER

Map-Parcel Nos.
176-05-0B-140.00 CO

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $155,000.00.

Karen Russell
Affiant

Subscribed and sworn to before me this 18th day of October, 2006.

Sherri A. Schmonsky
Notary Public
My Commission Expires: 9/20/10

SHERRI A. SCHMONSKY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires Sept 20 2010

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, **Jason Markwell, married** (herein called the **GRANTOR**), has this day bargained and sold, and by these presents does transfer and convey unto **Amanda Woodlee, 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 No. 238 on the Plan, Hickory Woods Estate, Section C, of Record in Plat Book 6900, Page 885, 886 and 887, 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 Jason Markwell, unmarried by Warranty Deed from Melissa J. Davis, unmarried, of record in Instrument No. 20050127-0010275, dated December 22, 2004, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Melissa J. Davis, unmarried by Warranty Deed from Butler Construction, LLC, of record in Book 10818, Page 326, dated February 27, 1998, Register's Office for Davidson County, Tennessee

NOTE: Jason Markwell is married , The Warranty Deed, stated above, was recorded incorrectly.

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.
NOTE: The Estimated Taxes for 2006 are in the amount of $1394.81
All matters as set forth per Plat of record in Book 6900 , Page 885 , 886 and 887, Register's Office for Davidson County, Tennessee.
Easement for Sanitary Sewer, of record in Book 4435, Page 20, Book 8161, Page 579, Book 8169, Page 588 and Book 9790,page 311, said Register's Office Easement for Sanitary Sewer and or Storm Drainage, of record in Book 6952, Page 830 and Book 7145, Page 614 and 618, said Register's Office Easement for Transmission Line of record in Book 9632, Page 973, said Register's Office Easement for TVA of record in Book 86, Page 429, said Register's Office Easement for Water Rights of record in Book 7224, Page 642, said Register's Office Easement for Ingress/Egress of record in Book 4725, Page

961, said Register's Office Easement for Sewer Taps of record in Book 6008, Page 756 and Book 5935, Page 707 thru 719, said Register's office Easement for Nashville Gas, of record in Book 5897, Page 209, said Register's Office Restrictive Covenants/Declaration of Covenants, Restrictions and Conditions recorded in Book 7823, Page 857, Book 7857, Page 94, Book 7876, Page 75, Page 7932, Page 648, Book 9616, Page 470, Book 9616, Page 477, Book 9678, Page 187, Book 9678, Page 213, Book 9764, page 44 and Book 11180, Page 802, Register's Office for Davidson County, Tennessee HOA Charter of record in Book 7857, Page 87, Book 7876, page 67 and Book 9680, page 319, said Register's Office QuitClaim for Common Area of record in Book 9786, Page 923, said Register's Office Rules and Regulations of record in Instrument No. 20010614-0062709, Instrument No. 20011015-0111957 and Instrument No. 20031010-0150800 By-Laws of record in Book 7932, Page 648, Instrument No. 20001207-0120450, Instrument No. 20010614-0032710 and Instrument No. 20031010-0150800, Register's Office for Davidson County, Tennessee

THIS IS **improved** PROPERTY KNOWN AS 301 Rocky Top Court, 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 18th day of October, 2006

Jason Markwell

Jason Markwell

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public of the County and State first above written, personally appeared Jason Markwell 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 18th day of October, 2006.

Sherri A Schmonsky

Notary Public

My Commission Expires: 9/20/10

(SEAL)

