WARRANTY DEED	STATE OF TENNESSEE COUNTY OF **Williamson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 289,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **20th** DAY OF **December, 2006** Notary Public MY COMMISSION EXPIRES: 11/14/2010 (AFFIX SEAL)

BOX 50-3
PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD, TN 37027

WARRANTY DEED

This Instrument Prepared By:
Commerce Union Title LLC
5200 Maryland Way Suite 110, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Antoinette M. Mayes and Virginia K. Simmons	SUPERIOR BANK	**180-03-0A-077.00 CO**
(NAME) **612 Holt Run Court**	(NAME) 17 North 20th Street, Ste 610	
(ADDRESS) **Nashville,TN 37211**	(ADDRESS) Birmingham, AL 35203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Craig J. Barronton and wife, Anne E. Barronton,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Antoinette M. Mayes and Virginia K. Simmons, both unmarried,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF **TN**, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot 39, PLAN OF STONE CREEK PARK, SECTION 2B, as shown on plat of record in Plat Book 9700, Page 793, 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 Craig J. Barronton and wife, Anne E. Barronton by Warranty Deed from Drees Premier Homes, Inc. f/k/a Drees Preferred Collection, Inc., an Ohio Corporation, recorded on the 3rd day of March, 2004 in Instrument No. 20040303-0024024 corrected at Instrument No. 20040713-0083302, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **612 Holt Run Court, Nashville, TN 37211**
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

IN WITNESS WHEREOF, this instrument has been executed on this the **20th** day of **December, 2006.**

Craig J. Barronton

Anne E. Barronton

Davidson County DEEDWARR
Recvd: 12/29/06 08:11 2 pgs
Fees:13.00 Taxes:1069.30
20061229-0160412

STATE OF Tennessee

COUNTY OF Williamson

Before me, the undersigned Notary in and for said County and State, personally appeared the within named **Craig J. Barronton and Anne E. Barronton**, who I am acquainted, or proved on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 12/20/2006.

NOTARY

MY COMMISSION EXPIRES: 9-26-10

