WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $144,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ____ DAY OF DECEMBER, 2006.

Notary Public

MY COMMISSION EXPIRES: ~~March 15, 2008.~~ 6/28/08

(AFFIX SEAL)

TINA NICHOLS NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE

After Recording Return To:
TN Title and Escrow, LLC
238 North Lowry
Smyrna, TN 37167

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, LLC, 301 S Perimeter Park, Suite 212, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Deirdre Davenport	First Magnus Financial	163-05-0-B/560.00 CO
(NAME)	(NAME)	
5170 Hickory Hollow Parkway 303	663 N. Wilmont	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Tucson, AZ 85711	
(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, **Janice H. Roberts, unmaried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Deirdre C. Davenport, unmarried,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 56 on the plan of Mill Park, Phase II, (Formerly Hickory Hollow Townhomes), A Horizontal Property Regime (Private Element) of record in Instrument No. 20000706-0066999, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Janice H. Roberts, unmarried by Warranty Deed from NVR, Inc., T/A Ryan Homes, A Virginia Corporation dated May 25th, 2001 and filed for record in Instrument No. 20010530-0055468, in the Register's Office for Davidson County, Tennessee.

Subject to any and all matters as shown on the Plan of Record in Plat Book Instrument No. 20000706-0066999, in the Register's Office for Davidson County, Tennessee.

Subject to restrictive covenants contained in an instrument of record in Book 10719, Page 425, amended in Book 11167, Page 757,in the Register's Office for Davidson County, Tennessee.

Subject to Easement for Bell South of record in Book 11378, page 991, in the Register's Office for Davidson County, Tennessee.

Subject to By-laws and Articles of Incorporation of record in Book 10719, Page 464 and Book 11167, Page 759, in the Register's Office for Davidson County, Tennessee.

Subject to all matters on plats of record in Book 9700, Page 538 & 539, in the Register's Office for Davidson County, Tennessee.

Subject to H.O.A. Charter at Book 10719, Page 419, in the Register's Office for Davidson County, Tennessee.

Subject to the Conveyance of Common areas of record in Book 11221, Page 249, in the Register's Office for Davidson County, Tennessee.

Subject to As-Built Certificates of record in Book 11315, Page 157 & 159 and Book 11737, Page 439, in the Register's Office for Davidson County, Tennessee.

Subject to any and all zoning regulations, building restrictions and setback lines if any and any and all easements for public utilities.

Davidson County DEEDWARR
Recvd: 12/29/06 15:25 2 pgs
Fees:13.00 Taxes:534.28

20061229-0161058

The 2006 County Taxes have been prorated.

unimproved ☐

This is improved ☒ property, known as 5170 Hickory Hollow Parkway Unit 303, 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 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.

Witness my hand this 22 Day of Decemer, 2006.

Janice H. Roberts

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and state, the withinnamed Janice H. Roberts the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 22 day of December, 2006.

Commission expires: March 15, 2008

Judith C. Jacobs Notary Public

