Davidson County DEEDWARR
Recvd: 01/02/07 10:56 2 pgs
Fees:13.00 Taxes:333.00

20070102-0000290

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$90,000.00

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
22nd Day of December, 2006.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 6-17-07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shawn M. Knight 445 Hickory Glade Drive Antioch, TN 37013	Realty Mortgage Corp 7000 Executive Center Ste 20 Brentwood, TN 37027	Map 162-01 Group C Parcel 116

For and in 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,

Sonya Monique Hardison n/k/a Sonya Monique Barton and husband, Ricky Dee Barton

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Shawn M. Knight, 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:

A CERTAIN PLANNED UNIT DEVELOPMENT IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 116 ON THE PLAN OF PHASE 2, HICKORY GLADE, OF RECORD IN BOOK 6250, PAGE 889, AS AMENDED IN BOOK 6900, PAGE 41, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN AND RECORD THEREOF ARE INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE.

BEING THE SAME PROPERTY CONVEYED TO SONYA MONIQUE HARDISON BY DEED FROM LISA G. ELROD, UNMARRIED, DATED DECEMBER 28, 1995, OF RECORD IN BOOK 9907, PAGE 378 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. PROPERTY NOW VESTS IN SONYA MONIQUE HARDISON AND RICKY DEE BARTON, AS EQUAL TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP, BY QUITCLAIM DEED, DATED MAY 13, 1998, OF RECORD IN BOOK 10936, PAGE 107, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SONYA MONIQUE HARDISON AND SONYA MONIQUE BARTON ARE ONE IN THE SAME PERSON.

This conveyance is made subject to the following:

1) 2007 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.
3) Property is subject to all matters affecting said premises as contained in Plat Book 6900, Page 41, Register's Office for Davidson County,
4) Property is subject to Hickory Glade, a Planned Unit Development, Charter of record in Book 6845, Page 780, Register's Office for Davidson County, Tennessee, and the By-Laws appended thereto in Book 6878, Page 390, amended in Book 10697, Page 182, including liens for assessments as provided therein, easements and restrictions as contained therein, of record in Book 6898, Page 896, amended in Book 6898, Page 919 amended in Book 6898, Page 920, amended in Book 6957, Page 473 and Book 7959, Page 869 and Instrument No. 20031223-0182416 , said Register's Office.
5) Property is subject to an easement granted to Hickory Glade HOA for the common areas and facilities as of record in Book 7260, Page 72, said Register's Office.

This is improved property known as: 445 Hickory Glade Drive, 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 our hand(s) this 22nd Day of December, 2006.

Sonya Monique Barton

Ricky Dee Barton

Sonya Monique Hardison

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Sonya Monique Barton f/k/a Sonya Monique Hardison and Ricky Dee Barton, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd Day of December, 2006.

NOTARY PUBLIC

My Commission Expires:



PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076