WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/12/07 10:26 2 pgs
Fees:13.00 Taxes:419.55

20070212-0017688

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 113,391.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of February, 2007

Notary Public:

MY COMMISSION EXPIRES:
(AFFIX SEAL)

JEFF FARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires December 19, 2009

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Bill Chance	Provident Funding Assoc., LP	Map 163
5170 Hickory Hollow Parkway #145	1101 Kermit Drive, Suite 607	Group 05-0-B
Antioch, TN 37013	Nashville, TN 37217	Parcel 162.00-CO

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

Jessica Simpson and husband, Timothy S. Simpson

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Bill Chance and wife, Monica Chance

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. 174, on the Plan of Mill Park, of record in Declaration of Covenants, Conditions, and Restrictions in Book 10719, Page 425 and Instrument 20031117-0167241, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Jessica Simpson and husband, Timothy S. Simpson, by Warranty Deed from Greenvale Construction, LLC, of record in Instrument 20050113-0005147, said Register's Office.

This conveyance is subject to: (1) 2007 county taxes, which have been prorated and assumed by the Grantees, (2) Easements and Setback lines as set out in Book 10719, page 425 and Instr. 20031117-0167241, (3) Storm Water Detention Agreement of record in Book 10506, page 278, and (4) Assignment of Declaration Rights of record in Instr. 20051128-0143119.

This conveyance is subject to all terms and provisions of the Restrictive Covenants and By-Laws recorded in Book 10719, page 425, Book 11167, page 757, Inst. 20031117-0167241, Inst. 20050131-0011265, Inst. 20051128-0143120, Book 10719, page 464, and Book 11167, page 759, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 5170 Hickory Hollow Parkway #145, 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 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 hands this 7th day of February, 2007.

Jessica Simpson

Timothy S. Simpson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jessica Simpson and Timothy S. Simpson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 7th day of February, 2007.

My Commission Expires: 1/24/09

Notary Public

