27-1-025

Davidson County DEEDWARR
Recvd: 02/22/07 10:55 2 pg
Fees:13.00 Taxes:795.50
20070222-0021982

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 14th day of February, 2007 by and between **William E. Spencer and wife, Mary E. Spencer**, hereinafter referred to as GRANTOR, and **Lowell E. Parker and Jeannette Parker, husband and wife**, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Antioch, County of Davidson, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 62 on the Final Plat of Mill Run Subdivision, Phase 1 of record in Plat Book 11700, pages 27 and 28, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

1) All matters appearing on the Final Plat of Mill Run Subdivision, Phase 1, of record in Plat Book 11700, Pages 27 and 28, Register's Office for said County.

2) Declaration of Covenants, Conditions, Restrictions and By-Laws contained in instrument of record in Book 11675, page 472 as amended in Instrument 200002150015152; Instrument 200207010079016 and Instrument 200211210144876, Register's Office for said County.

3) Subject to Sewer Easement of record in Book 10448, page 188, Register's Office for said County.

4) Subject to Transmission Line Easement of record in Book 3933, page 359, Register's Office for said County.

5) Stormwater Detention Agreement of record in Instrument 200104050033586, Register's Office for said County.

6) Landscape Agreement of record in Instrument 200104050033587, Register's Office for said County.

7) Conservation Greenway Easement of record in Instrument 200110240116286, Register's Office for said County.

Being the same property conveyed to William E. Spencer and wife Mary E. Spencer by Warranty Deed from The Craig Company, dated August 28, 2003, recorded September 8, 2003, of record in Instrument 200309080130833, Register's Office for Davidson County, Tennessee.

This is [X]improved [ ]unimproved property known as: **1212 Bending Creek Drive, Antioch, TN 37013**

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth

herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

William E. Spencer

Mary E. Spencer

INDIVIDUAL
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said county and state, William E. Spencer and wife, Mary E. Spencer, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 14th day of February, 2007.

Notary Public

My Commission Expires: MY COMMISSION EXPIRES OCTOBER 26, 2008

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Name and Address of Property Owner:
Lowell E. Parker and Jeannette Parker
1212 Bending Creek Drive, Antioch, TN 37013

Send Tax Statements to:
801 Crescent Centre Drive, #510
Franklin, TN 37067

Map and Parcel--173.15-0A-062.00-CO

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $215,000.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 14th day of February, 2007.

Notary Public
My Commission Expires: MY COMMISSION EXPIRES OCTOBER 26, 2008

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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