WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/06/07 14:10 2 pgs
Fees:13.00 Taxes:938.32
20070306-0027743

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATON OR VALUE, WHICHEVER IS GREATER, FORTHIS TRANSFER IS **$253,600.00**

Melissa Woodward
AFFIANT

SUBSCRIBED AND SWORN BEFORE ME, THIS THE 6TH DAY OF MARCH, **2007.**

LISA M. VESKE NOTARY PUBLIC AT LARGE SUMNER COUNTY, TN

NOTARY PUBLIC

MY COMMISION EXPIRES 3/17/07 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATEWIDE TITLE AND ESCROW LLC 109 CUDE LANE, MADISON, TN 37115

Address New Owner(s) As Follows:	*Send Tax Bills To:*	Map and Parcel Number:
LEIGH LAWSON	**SAME**	**164-10-0-A-102.00-CO**
4073 PINE ORCHARD PLACE		
ANTIOCH, TN 37013		

FOR AND IN CONSIDERATION OF THE SUM OF **$253,600.00**, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

PATRICIA LOWE, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO,

LEIGH LAWSON, UNMARRIED

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN PARCEL OR TRACT OF LAND IN **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Lot No. 261, on the Plan of VILLAGE TWO, SUMMERFIELD, as shown by plat appearing of record in Instrument No. 20000929-0096421, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Patricia Lowe, unmarried by Warranty Deed from Southern Home Builders, LLC dated 11/20/03 and filed for record on 12/15/03 in Instrument # 20031215-0178908, Register's Office for Davidson County, Tennessee.

Subject to all matters of record in the Plan of Record in Instrument 20000929-0096421, said Register's Office.
Subject to restrictions of record in Plat Book 11588, page 484, as amended of record in Book 11669, page 376, Instrument No. 20010308-0021946, and Instrument # 20010504-0046260, said Register's Office.

Subject to By Laws of record in Book 11648, Page 662, as ammended in Instrument # 20010504-0046261, said Register's Office.
Subject to Right-of-Way to South Bell Telephone and Telegraph of record in Book 1141, Page 327, said Register's Office.
Subject to Charter of Homeowners' Association of record in Book 11648, Page 660, as ammended of record in Instrument No. 20010326-0028531, said Register's Office.
Subject to Storm Water Detention Agreement of record in Instrument # 20000113-0004777, said Register's Office.
Subject to Sanitary Sewer Easement and/or Storm Drainage Easement of record in Instrument # 20000809-0079074, said Register's Office.
Subject to Conveyance of Open Space of record in Instrument No. 20010514-0049520, said Register's Office.
Subject to Permanent Easement of record in Instrument No. 20000824-0083643, said Register's Office.
Subject to Sewer Easements of record in Instrument No. 20000913-0091248, and Instrument No. 20000913-0091249, and Instrument No. 20000913-0091247, said Register's Office.

Subject to easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record. Subject to all taxes for the year 2007 and all subsequent years, a lien but not yet due and payable.

This ( )Unimproved
(X) Improved property is known as: **4073 PINE ORCHARD PLACE 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 not 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 ever 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 **1ST** day of **MARCH, 2007**

Patricia Lowe

PATRICIA LOWE

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **PATRICIA LOWE**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **1ST** day of **MARCH, 2007**.

LISA M. VASKE NOTARY PUBLIC AT LARGE SUMNER COUNTY, TN (SEAL)

NOTARY PUBLIC

My Commission expires: 3/17/07