WARRANTY DEED



STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF APRIL, 2007.

Notary Public

MY COMMISSION EXPIRES: 6-14-08

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tamela Marshall	SunTrust Mortgage, Inc.	164.13
(NAME)	(NAME)	
4216 Shagbark Trail	201 Fourth Ave. N 7th Floor	0A
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Nashville, TN 37219	035.00
(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, Joshua P. Volletand wife Mylinda M. Vollet, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tamela Marshall, a single person, 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:

The following described tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. **56** on the Plan of Final, Phase Three, Treehaven Subdivision, of record in Instrument Number 20040913-0110149, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description of said lot.

Being the same property conveyed to Joshua P. Vollet and Mylinda M. Vollet by deed from Capital Homes, Inc., a Tennessee corporation of record in Instrument Number 20050104-0000948, conveyance dated December 29, 2004, Register's Office of Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 04/17/07 15:01 2 pgs
Fees:13.00 Taxes:647.50
20070417-0045921

This conveyance is subject to: (1) Restrictive covenants of record in Book 11588, page 484, and amended in Book 11669, page 376, Instrument No. 200103080021946, Instrument No. 200105040046260; Instrument No. 200305270071168; Instrument No. 200305270071167, Register's Office of Davidson County, Tennessee. (2) By-Laws of record in Book 11648, page 662 and amended in Instrument #200105040046261, Register's Office of Davidson County, Tennessee. (3) HOA Charter of record in Book 11648, page 660 and amended in Instrument #200103260028531, Register's Office of Davidson County, Tennessee. (4) Quitclaim Deed to Homeowners Association of record in Instrument No. 200105140049520, Register's Office of Davidson County, Tennessee. (5) Easement in BellSouth Telephone and Telegraph of record in Book 1141, page 327, said Register's Office. (6) Storm Water Detention Agreement of record in Instrument No. 200001130004777, said Register's Office. (7) Agreement for dedication of an easement for sanitary sewers and/or storm drainage of record in Instrument #200008090079074, said Register's Office. (8) Grant of permanent easement of record in Instrument #200008240083643, said Register's Office. (9) Easement of record in Instrument #200009130091247, Instrument #200009130091248, Instrument #200009130091249, said Register's Office.

unimproved ☒

This is improved ☐ property, known as 4216 Shagbark Trail, 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 hands this 15th day of April, 2007.

Joshua P. Vollet

Mylinda M. Vollet

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for State and County, personally appeared Joshua P. Vollet and Mylinda M. Vollet, the within named bargainors with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 15th day of April, 2007.

Commission expires: 6-14-08

Notary Public

YVETTE LYN MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires June 14, 2008