Davidson County DEEDWARR
Recvd: 04/27/07 13:39 2 pgs
Fees:13.00 Taxes:586.45
20070427-0050522

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $158,500.00.

Affiant

Subscribed and sworn to before me, this 26th day of April, 2007.

Notary Public:

My Commission Expires: 1/26/08

ALICIA RENEE' ROBERTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

WARRANTY DEED

Name and Address of New Owner:	Send Tax Bills To:	Map/Parcel Number:
Malcom Seth Adams 3316 Milbridge Drive Antioch, TN 37013	First American Real Estate Tax Services 8435 North Stemmons Freeway Dallas, TX 75247	151010A10200CO

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Marcia L. Hillenbrand, unmarried**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Malcom Seth Adams**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 102 on the Plan of Chatham Pointe, a Planned Unit Development of record in Plat Book 6900, Page 444-447, Register's Office for said County, to which reference is made for a more complete description.

BEING the same property conveyed to Marcia L. Hillenbrand, unmarried by Warranty Deed from Clarence E. Deneen and wife, Evelyn M. Deneen, dated May 15, 1998, recorded May 20, 1998, in Book 10938, Page 765, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

Taxes and assessments for the year 2007 and subsequent years.

Subject to conditions, easements, restrictions, and/or building set-back lines that appears on the plat of record in Plat Book 6900, Page 444-447, Register's Office for Davidson County, Tennessee.

Restrictive Covenants of record in Book 7358, Page 656, Book 7538, Page 972, Book 7599, Page 812 and Book 8667, Page 381, Register's Office for Davidson County, Tennessee.

This property is a part of a Planned Unit Development, subject to rights of others in and to common areas/elements, subject to lien for special assessment contained in DCCR's/Master Deed.

By-Laws of record in Book 8679, Page 446, Register's Office for Davidson County, Tennessee.

Common Areas conveyed to Homeowners Association of record in Book 7683, Page 718, Register's Office for Davidson County, Tennessee.

Charter for Homeowners Association of record in Book 7597, Page 977, Register's Office for Davidson County, Tennessee.

Deed of Conveyance of record in Book 7748, Pages 440, 444 and 491, Book 9698, Page 51 and Book 9698, Page 104, Register's Office for Davidson County, Tennessee.

Deed for Flowage and Roadway of record in Book 7748, Page 493, Register's Office for Davidson County, Tennessee.

Easement for Watermain set forth in the instrument recorded in Book 7748, Page 493, Register's Office for Davidson County, Tennessee.

2007 Davidson County taxes a lien not yet due and payable.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as: 3316 Milbridge Drive, 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. Grantors covenant with said Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and encumbrances of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness my/our hand(s) this the 26th day of April, 2007.

Marcia L. Hillenbrand

Marcia L. Hillenbrand

State of Tennessee)
County of Rutherford)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named **Marcia L. Hillenbrand**, the bargainor(s), with whom I am personally acquainted or 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 and official seal, this 26th day of April, 2007.

Commission Expires: 12/09/08

Notary Public: Devon J. Sutherland

DEVON J. SUTHERLAND STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.

This Instrument Prepared By:

Highland Title, LLC.
394 West Main Street, Suite B-5
Hendersonville, TN 37075