# WARRANTY DEED




STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 132,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of April, 2007

Notary Public:

MY COMMISSION EXPIRES: 3/7/11
(AFFIX SEAL)

**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: |
|---|---|---|
| Tonya Bennett | NEW OWNER | Map 172 |
| 5709 Collinwood Ct. | | Group 08-0-A |
| Antioch, TN 37013 | | Parcel 117 |

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

**Judy M. Ozment and Robert E. Miller, Jr.**

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

**Tonya Bennett, unmarried**

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. 117, on the Plan of Hunters Branch, Section Two-A, of record in Plat Book 6250, Page 319, and as amended in Book 6815, Page 77, 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 Judy M. Ozment, Robert E. Miller, Jr., and Freddie E. Miller by deed from Donald J. Ray, Jr. and wife, Jane M. Ray, of record in Book 9290, Page 369, dated December 23, 1993, Register's Office for said County. The said Freddie E. Miller is now deceased.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 6601, Page 7; Book 6815, Page 77; and Book 6632, Page 429, said Register's Office.

This conveyance is made subject to: (1) 2007 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 6250, Page 319 and as amended in Book 6815, Page 77, 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 5709 Collinwood Ct., 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 30th day of April, 2007.

Judy M. Ozment

Robert E. Miller, Jr.

Davidson County DEEDWARR
Recvd: 05/01/07 10:34 2 pgs
Fees:13.00 Taxes:491.73

20070501-0051632

FILE BOX 45

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 Judy M. Ozment and Robert E. Miller, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of April, 2007.

My Commission Expires: 3/7/11

Notary Public

