Davidson County DEEDWARR
Recvd: 05/24/07 10:07 2 pgs
Fees:13.00 Taxes:510.23
20070524-0061848

0070214

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $137,900.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 18th day of May, 2007.

Notary Public

My Commission Expires: 1-20-09

TONJA BARRON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Conrad A. Davies, unmarried, and Kandace Sebastian, unmarried, as Joint Tenants with Right of Survivorship

3001 Hamilton Church Road, Unit #204
Antioch, Tennessee 37013

SEND TAX BILLS TO:
~~NEW OWNER~~
Elite Home Loans, Inc.
109 Westpark Dr. Suite 260
Brentwood, TN 37027

MAP-PARCEL NUMBERS:

163-O-A-204.00 CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Lisa A. Jovicich, a single person hereinafter referred to as Grantors, hereby transfers and conveys to Conrad A. Davies, unmarried, and Kandace Sebastian, unmarried, as Joint Tenants with Right of Survivorship, hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

BEING Unit No. 204, Hamilton Crossings Townhomes, a Planned Unit Development, of record in Instrument No. 20040212-0016945, of the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Lisa A. Jovicich, a single person by deed from R. J. York Homes, LLC of record in Instrument No. 20041006-0120889, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to all matters as set forth per Instrument No. 20040212-0016945, Register's Office of said County.

Restrictive Covenants of record in Instrument No. 20040212-0016945, Instrument No. 200602060614793, Instrument No. 200507010075731 and Instrument No. 200503100026734, Register's Office of said County.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

County and/or City taxes for the year 2007, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 3001 Hamilton Church Road, Unit #204, 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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 my hand this 18th day of May, 2007.

Lisa A. Jovicich

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Lisa A. Jovicich, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained.

Witness my hand and official seal this 18th day of May, 2007.

My Commission Expires: 1-20-09

Notary Public

TONJA BARRON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Return to:

Elite Title Company
109 West Park Drive
Suite 350
Brentwood, TN 37027

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