Davidson County DEEDWARR
Recvd: 10/26/07 09:52 2 pgs
Fees:13.00 Taxes:432.90
20071026-0126608

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $117,000.00

Affiant

Subscribed and sworn to before me, this 12th day of October, 2007.

Notary Public

Expiration of commission. 7-24-10

(Notary Stamp)

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

**THIS INSTRUMENT PREPARED BY**
**McCann & Hubbard**
**7105 Crossroads Blvd. Suite 105**
**Brentwood, TN 37027**

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **Enna Soleiva Jynene Hunt** | New Owner | **Map: 163-12-O-A; Parcel: 2-CO** |
| **3007 Baby Ruth Lane** | | |
| **Antioch, TN 37013** | | |

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 AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED,

**Donald L. Early and wife, Beverly H. Early, as equal tenants in common**

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

**Enna Soleiva Jynene Hunt**

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:

Land in Davidson County, Tennessee, being Unit No. 2, Section 2, on the Plan of Baby Ruth Townhomes of Record in Instrument No. 20000830-0085634, revised in Instrument No. 20020425-0051149, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Donald L. Early and wife, Beverly H. Early, by Warranty Deed, from York Construction, LLC, of record in Instrument No. 20000911-0089627, Dated August 31, 2000, Register's Office for Davidson County, Tennessee. Donald L. Early and Beverly H. Early conveyed their interest in said property by Quitclaim Deed, to Michael D. Sontag, who by same deed re-conveyed his interest in said property to Donald L. Early and wife, Beverly H. Early, as equal tenants in common, of record in Instrument No. 20010117-0005191, Dated December 6, 2000, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Instrument No. 20000830-0085634, revised in Instrument No. 20020425-0051149, Register's Office for DAVIDSON County, Tennessee.
Quitclaim Deed to Home Owners Association in Instrument No. 20000906-0088102, Register's Office for DAVIDSON County, Tennessee.
Storm Water Detention Agreement of record in Instrument No. 20021015-0126623, Register's Office for DAVIDSON County, Tennessee.
Charter for Home Owner's Association of record in Instrument No. 20000821-0082471, Instrument No. 20000906-0088100 and Instrument No. 20010921-0102359, Register's Office for DAVIDSON County, Tennessee.
Master Deed of record in Instrument No. 20000821-0082472 and Instrument No. 20000906-0088101, Register's Office for DAVIDSON County, Tennessee.
Subject to rights of others in and to common areas/elements.
Subject to lien for special assessment contained in Declaration of Covenants, Conditions and Restrictions/Master Deed.
Subject to HOA dues - if any.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This is improved property known as 3007 Baby Ruth Lane, Antioch, TN 37013.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, its successors and assigns in fee simple forever.

Grantor covenants that Grantor is lawfully seized and possessed of said real estate, has full power and authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and Grantor will forever warrant and defend the same against the lawful claims of all persons whomsoever.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits. 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/our hand(s) this 12th day of October, 2007.

Donald L. Early

Beverly H. Early

**STATE OF TENNESSEE )**
**COUNTY OF WILLIAMSON )**

Personally appeared before me, a Notary Public of said County and State, Donald L. Early and wife, Beverly H. Early , the within named sellers, with whom I am personally acquainted (or proved to me their identity 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, at office, this 12th day of October, 2007.

Notary Public

My Commission Expires: 10/10/2009

ALICIA R. HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMMISSION EXPIRES OCTOBER

File #: **07745-JM**
**RECORD & RETURN TO:**

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212