Please Return To
REALTY TITLE & ESCROW
4721 ANDREW JACKSON PKWY
HERMITAGE, TN 37076

| | |
|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>**Mudter Morgan & Patterson**<br>**Attorneys-at-Law**<br>**2000 Richard Jones Road**<br>**Suite 110**<br>**Nashville, Tennessee 37215**<br><br>**Record & Return To:**<br>**Realty Title & Escrow Co., Inc.**<br>**4721 Andrew Jackson Pkwy**<br>Hermitage, TN 37076 | STATE OF TENNESSEE, COUNTY OF DAVIDSON:<br>The actual consideration or value, whichever is greater, for this transfer is: $116,500.00.<br>Affiant<br>Subscribed and sworn to before me this 4th day of January, 2008.<br>Notary Public<br>My Commission Expires: 06/23/2010 |

JUDY J. LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

# WARRANTY DEED

| | | |
|---|---|---|
| **Address New Owner:**<br>Hollie Patrice Davis<br>5170 Hickory Hollow Pkwy., #604<br>Antioch, TN 37013 | **Send Tax Bills To:**<br>Fifth Third Bank<br>210 Main Street<br>Franklin, TN. 37064 | **Tax Information:**<br>Map and Parcel No.:<br>163050B111.00CO |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Amy Casey, n/k/a Amy Casey Hutcherson, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Hollie Patrice Davis, unmarried** ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 5170 Hickory Hollow Pkwy., #604, Antioch, TN 37013

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

Jason Hutcherson joins in this conveyance to convey any and all marital interest he may have in the above described property.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on the 4th day of January, 2008.

Amy Casey Hutcherson

Jason Hutcherson

Davidson County DEEDWARR
Recvd: 01/07/08 10:28 2 pgs
Fees:13.00 Taxes:431.05
20080107-0001529

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Amy Casey Hutcherson and Jason Hutcherson** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of January, 2008.

Notary Public

My Commission Expires:

ELIZABETH J. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 7, 2011

# EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 111 on the Plan of Phase III, Mill Park, as of record in Instrument No. 20021015-0126630, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Amy Casey, unmarried by deed dated April 30, 2003 from York Construction, LLC of record in Instrument No. 20030502-0059189, Register's Office for Davidson County, Tennessee. Amy Casey having married and now being known as Amy Casey Hutcherson.

This conveyance is made subject to:

1. 2008 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Declaration of Covenants, Conditions and Restrictions for Mill Park Homeowners Association, Inc. of record in Book 10719, page 425, amendment in Book 11167, page 757, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
3. Amendment to By-Laws of Mill Park Homeowners Association, of record in Book 11167, page 759, Register's Office for Davidson County, Tennessee.
4. Charter of Incorporation of Mill Park Homeowners Association, Inc. of record in Book 10719, page 419, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Instrument No. 20021015-0126630, Register's Office for Davidson County, Tennessee.
6. Storm water detention agreement of record in Book 10506, page 278, Register's Office for Davidson County, Tennessee.