WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/25/08 10:53 2 pgs
Fees:13.00 Taxes:414.40

20080225-0018018

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THE TRANSFER IS $112,000.00

Affiant

Subscribed and sworn to me on February 22, 2008.

NOTARY PUBLIC

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC AT LARGE
Todd A. Bricker
My Commission Expires
May 22, 2010
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #23010SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Candance N. Gilbert 2962 Baby Ruth Lane, Unit B Antioch, TN 37013	Colonial Bank, N.A. 2301 Lucien Way, Suite 395 Maitland, FL 32751	163-11-D-8

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Tene F. Tarver, unmarried hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Candance N. Gilbert, unmarried hereinafter called **"GRANTEE,"** her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 8 on the Plan of Hickory Place Townhouses of record in Book 11190, page 54, in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

Being the same property conveyed to Tene F. Tarver, unmarried, by Deed from Michelle Foster, unmarried, of record as Instrument No. 20000302-0020431 in the Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2008 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
2. Matters shown on plan of record in Book 11190, page 54, in the Register's Office for Davidson County, Tennessee.
3. Master Deed of record in Book 11468, page 921, including By-Laws, as amended in Book 11479, page 882, and further amended into a Declaration of Covenants, Conditions and Restrictions establishing Hickory Place Townhouses, a Planned Unit Development by instrument of record in Book 11641, page 145, re-recorded in Book 11642, page 255, in said Register's Office.
4. Charter of Hickory Place Townhouse Owner's Association of record in Book 11468, page 967, as amended in Book 11641, page 142, in said Register's Office.
5. Subject to the rights of others in and to the common areas.

6. Subject to the lien for special assessments contained in the Declaration of Covenants, Conditions and Restrictions.

This property is also known as improved property located at 2962 Baby Ruth Lane, Unit B, 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 GRANTEE, her heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 on February 22, 2008.

Tene F. Tarver

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On February 22, 2008, before me personally appeared Tene F. Tarver, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal on February 22, 2008.

NOTARY PUBLIC

My Commission Expires:

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC AT LARGE Todd A. Bricker My Commission Expires May 02, 2010 STATE OF TENNESSEE