Davidson County DEEDWARR
Recvd: 04/03/08 14:12 2 pgs
Fees:13.00 Taxes:439.93

20080403-0033912

RECORD AND RETURN TO:
Bosch Title, LLC
5252 Hickory Hollow Parkway
Suite 1015
Antioch, Tennessee 37013

WARRANTY DEED

JANE GRAZER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $118,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF MARCH, 2008.

NOTARY PUBLIC

My commission expires: 9/25/10

THIS INSTRUMENT PREPARED BY:
Bosch Title, LLC, 5252 Hickory Hollow Parkway, Suite 1015, Antioch, Tennessee 37013

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JEREMY ANDERSON 5170 Hickory Hollow Pkwy., #224 Antioch, Tennessee 37013	Same as new owner	MAP 163-05-0-B-095.00CO

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED EIGHTEEN THOUSAND NINE HUNDRED AND NO/100 ($118,900.00) DOLLARS, and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **MATTHEW TRIBBLE, unmarried, by and through my lawful attorney-in-fact, BEN WILSON,** hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto **JEREMY ANDERSON, unmarried,** hereinafter called the Grantee, his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 95 on the Plan of Mill Park, Phase II, (Formerly Hickory Hollow Townhomes) of record in Instrument No. 20000706-0066999, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Matthew Tribble, unmarried by Warranty Deed dated August 18, 2005 from Kristie L. Maher, unmarried, of record in Instrument No. 20050830-0103555, Register's Office for Davidson County, Tennessee.

This is improved property known and designated as 5170 Hickory Hollow Parkway, Unit #224, Antioch, Tennessee 37013.

This conveyance is made subject to all matters shown on plat of record in Instrument No. 20000706-0066999; to any and all restrictive covenants and/or easements of record; all of the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtances, estate and title thereunto belonging, unto the said Grantee, his heirs and assigns, forever.

The undersigned covenant with the said Grantee that he is lawfully seized and possessed of said real estate; that he has a good right to convey the same; and that it is unencumbered except by lien of the 2008 property taxes, which taxes are being prorated between the parties and the payment thereof will be the responsibility of the Grantee.

The undersigned further covenant and bind himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, his heirs and assigns, against the lawful claims of all person, whomsoever.

WITNESS MY HAND, this the 25th day of March, 2008.

Matthew Tribble

MATTHEW TRIBBLE

BY: _____, AIF

BEN WILSON, his attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 25th day of March, 2008, before me, appeared Ben Wilson, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the lawful attorney-in-fact for Matthew Tribble, and that said instrument was signed in behalf of the said Matthew Tribble by himself as his attorney-in-fact.

Witness my hand at office this the day and year above written.

_____
Notary Public

My commission expires: 9/25/10

JANE GRAZER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.