

MY COMMISSION EXPIRES:
MARCH 9, 2010

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $134,900.00

Affiant

Subscribed and sworn to before me, this the 31st day of March, 2008.

Notary Public

My commission expires: _____

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Max A. Fleischer		163-04-A-526.00 CO
3001 Hamilton Church Rd, Unit 526	SAME	
Antioch, TN 37013		

Davidson County DEEDWARR
Recvd: 04/04/08 10:05 2 pgs
Fees:13.00 Taxes:499.13

20080404-0034205

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Timothy R. Dunn, unmarried

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Max A. Fleischer, unmarried

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 526, Hamilton Crossings Townhomes, a Planned Unit Development, as described according to the Declaration of Covenants, Conditions and Restrictions in Instrument 200402120016945, as amended in Instrument 200402260022076 and Instrument 200503100026734, Instrument 20050701007531 and Instrument 200602060014793, said Register's Office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Timothy R. Dunn by deed from R.J. York Homes, LLC, a Limited Liability Company of record in Instrument 200508150096275, said Register's Office, dated August 11, 2005.

This conveyance is subject to all restrictions, easements and planning documents of record, and a lien for taxes for the current year and subsequent years.

This is improved (X) unimproved (___) property known as 3001 Hamilton Church Rd, Unit 526, Antioch, TN 37013.

163-04-A-526.00 CO is the parcel identification number assigned to the property by the county tax assessor's office.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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/OUR HANDS EFFECTIVE AS OF March 31, 2008:

Timothy R. Dunn

STATE OF ~~TENNESSEE~~ North Carolina)
)
COUNTY OF ~~Williamson~~ DAVIDSON)

INDIVIDUAL ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, Timothy R. Dunn, the within named Grantor(s), with whom I am personally acquainted (or proved to me 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 the ~~31st~~ 27TH day of March, 2008.

BECKY W HARTLESS
NOTARY PUBLIC
FORSYTH COUNTY, NC

My Commission Expires: 3/31/2011

Becky W. Hartless
Notary Public BECKY W. HARTLESS

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

ACKNOWLEDGEMENT FOR SIGNATURE MADE BY ATTORNEY-IN-FACT

Personally appeared before me, a Notary Public of said County and State, _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be the attorney-in-fact for _____ ("Principal"), the within named grantor, and that he/she executed the within instrument for the purposes therein contained by signing his/her name on behalf of Principal as the attorney-in-fact.

Witness my hand, at office, this the 31st day of March, 2008.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

CORPORATE ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be _____ of _____, the within named grantor, and that he/she, being authorized to do so, executed the within instrument for the purposes therein contained by signing his/her name on behalf of the corporation.

Witness my hand, at office, this the 31st day of March, 2008.

My Commission Expires:_____

_____
Notary Public

20081098R

Return to
ALL-STAR TITLE
120 DONELSON PIKE
SUITE 201
NASHVILLE, TN 37214
PH 615 883 5883
FAX 615 883 7543

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