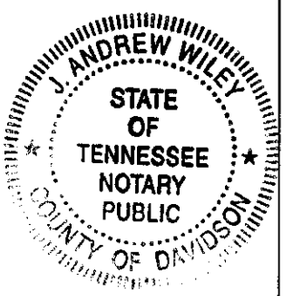
File No. 280400194

WARRANTY DEED



Davidson County DEEDWARR
Recvd: 04/17/08 09:11 2 pgs
Fees:13.00 Taxes:442.15

20080417-0038815

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $119,500.00

Bonnie Bullock
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF APRIL, 2008.

Notary Public

MY COMMISSION EXPIRES: 1/23/10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stacey L. Mason	New Owner	MAP/ PARCEL 149-15-0B-020.00 CO
(NAME)	(NAME)	
1515 Bridgecrest Dr. 207		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Dacia J. Ware, formerly known as Dacia Sellars, joined by husband, Celestia Ware, III**, hereinafter called the grantors, have bargained and sold, and by these presents do transfer and convey unto **Stacey L. Mason**, hereinafter called the grantee, Her 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 Lot No. 207 on the Plan of Cambridge Forest Townhomes, of record in Instrument No. 20020213-0018958 and revised in Instrument No. 20020710-0083055 and instrument No. 20040224-0020966, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Dacia Sellars, unmarried, by Warranty Deed from The Craig Company, as of record in Instrument Number 20040603-0065671, said Register's Office.

Celestia Ware, III joins in the execution of this instrument for the purpose of conveying his interest, if any, marital or otherwise, in the above-described tract or parcel of land.

THIS CONVEYANCE IS SUBJECT TO: (1) Real property taxes for the year 2008 and thereafter, a lien not yet due and payable. (2) All matters shown on the plan of record in instrument Number 20020213-0018958, revised in Instrument Number 20020710-0083055, and corrected in Instrument Number 20040224-0020966; and any and all matters of record, all in the Register's Office for Davidson County, Tennessee. (3) Restrictive covenants contained in instruments of record in Book 10332, Page 1; Book 10774, Page 723 and Instrument Number 20021023-0130058, said Register's Office. (4) Charter for Homeowners' Association as of record in Book 10343, Page 769, said Register's Office. (5) Quitclaim Deed to Homeowners' Association as of record in Instrument Number 20030630-0090226, said Register's Office. (6) By-Laws as of record in Instrument Number 20020221-0022798, said Register's Office. (7) Easement for American Telephone and Telegraph Co., of record in Book 1207, Page 529, said Register's Office. (8) Easement for Right of Way, of record in Book 1147, Page 148, said Register's Office. (9) Easement for Sanitary Sewer and/ or Storm Drainage, of record in Book 7453, Page 445; Book 8795, Page 158; Book 7632, Page 962; Instrument Number 20001228-0126570 and Instrument Number 20020308-0029654, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 1515 Bridgecrest Dr. 207, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is 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, 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 this 11th day of April, 2008.

Dacia J. Ware

Celestia Ware, III

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public, personally appeared Dacia J. Ware and Celestia Ware, III, who are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand at office this 11th day of April, 2008.

Commission expires:

Notary Public

K. THOMAS SIDWELL
STATE OF TENNESSEE NOTARY PUBLIC

11/4/08

File Number: 280400194

RETURN TO:
Sidwell Title
121 First Avenue South, Suite 200
Franklin, TN 37064