File No. 280400622

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $106,000.00

Bonnie Cuer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF APRIL, 2008.

Notary Public

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

J. ANDREW WILEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

**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 |
|---|---|---|
| Angela Stafford | Angela Stafford | 163-11-0B-081.00CO |
| (NAME) 305 Ash Forge Drive | (NAME) 305 Ash Forge Drive | |
| (ADDRESS) Antioch, TN 37013 | (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(s), and other good and valuable considerations, the receipt of which is hereby acknowledged I, Shirley V. Parker, unmarried, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Angela Stafford, married, hereinafter called the grantee(s), 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. 81 on the 2nd Revision Section Four Bell Forge Village, as shown on plat of record in Plat Book 6250, Page 201, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description.

Being the same property conveyed to Mary G. Vinson and Shirley V. Parker, as joint tenants with right of survivorship by deed from Mary G. Vinson of record in Instrument 20041208-0146482 on 11/18/2004 and filed for record on 12/08/2004, Register's Office for said County. Mary G. Vinson has since died.

1) Subject to all matters as set forth per Plat Book 6250 and Page 201, Register's Office of said County. 2) Covenants, Conditions and Restrictions as set forth in Instrument No. 20061229-0160925 Book 6040 and Page 538; Book 6306 and Page 644; Book 6350 and Page 858; Book 6651 and Page 207; Book 7224 and Page 209; Register's Office for said County. 3) Easement(s) as shown of record in Book 7026 and Page 922; Book 7224 and Page 195; Book 7224 and Page 246, Register's Office for said County. 4) Charter of Homeowner's Association as shown of record in Book 6887, Page 495; Book 7491, Page 883; Register's Office for said County.

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 305 Ash Forge Drive, 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(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 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(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.

Davidson County DEEDWARR
Recvd: 05/08/08 11:45 2 pgs
Fees:13.00 Taxes:392.20

20080508-0047769

Witness my/our hands this 30th day of April, 2008.

Shirley V. Parker

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Shirley V. Parker, 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 30th day of April, 2008.

Commission expires: 10/10/09

Notary Public

DONALD R. BARRETT, JR.

**File Number: 280400622**

**RETURN TO:**

Sidwell Title

121 First Avenue South, Suite 200

Franklin, TN 37064