THIS INSTRUMENT PREPARED BY: **Mudter Morgan, Patterson & Akins** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 27678-04-2008** **Record & Return To:** **Commerce Union Title** **100 Bluegrass Commons Blvd., # 2110** **Hendersonville, TN 37075**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $186,500.00. Affiant Subscribed and sworn to before me this 23rd day of May, 2008. Notary Public My Commission Expires: 3/21/2011

Prepared by & Return to:
Commerce Union Title, LLC
100 Bluegrass Commons Blvd., #2110
Hendersonville, TN 37075

Shella McCord
STATE OF TENNESSEE NOTARY PUBLIC
Sumner County, TN

WARRANTY DEED

Address New Owner: Joseph L. Tierney, Anne E. Tierney 7200 Santeelah Way Antioch, TN 37013	**Send Tax Bills To:** SAME	**Tax Information:** Map and Parcel No.: 181030A145.00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **John B. Mills, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Joseph L. Tierney and wife, Anne E. Tierney** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 7200 Santeelah Way, Antioch, TN 37013

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 23rd day of May, 2008.

John B. Mills

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **John B. Mills**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office this 23rd day of May, 2008.

Notary Public

My Commission Expires:

NICHOLAS S. AKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 2, 2011

Davidson County DEEDWARR
Recvd: 06/09/08 12:20 2 pg
Fees:13.00 Taxes:690.05

20080609-0059013

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 145 on the Plan of Section Three, Indian Creek Estates, as of record in Plat Book 9700, page 817, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to John B. Mills, unmarried by Deed dated September 6, 2002 from NVR, Inc., a Virginia Corporation, Trading as Fox Ridge Homes of record in Instrument No. 20020910-0109441, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2008 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Declaration of Covenants, Conditions By-Laws and Restrictions for Indian Creek Estates, of record in Book 10752, page 553, amended in Book 11708, page 575 and in Instrument No. 20000727-0074152, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
3. By-Laws of Indian Creek Estates Homeowners Association, of record in Book 11033, page 509, amended in Instrument No. 20000727-0074153, Register's Office for Davidson County, Tennessee.
4. Charter of Incorporation of Indian Creek Homeowners Association, Inc. of record in Book 11031, page 79, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Book 9700, page 817, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Plan of record as Book 9700, page 391, Register's Office for Davidson County, Tennessee. (Boundary)
7. Easement for a remote terminal cabinet of record in Instrument No. 20000802-0076584, Register's Office for Davidson County, Tennessee.
8. Storm water detention agreement of record in Book 10729, page 380, Register's Office for Davidson County, Tennessee.