File #2008195

Davidson County DEEDWARR
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Fees:13.00 Taxes:512.45

20080721-0074723

PATRICIA G. HODGES 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 $138,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of July, 2008.

Notary Public

MY COMMISSION EXPIRES: 5/8/2012

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
StoneGate Title, LLC, Keith H. Solomon, 1897 General George Patton Dr. Ste. 108, Franklin, TN 37067

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Manicia Weaver	Owner	MAP 173-05-0-A
(NAME) 1980 Shaylin Loop	(NAME)	PARCEL 092
(ADDRESS) Antioch, TN 37013	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Dustin E. Smith and wife, Dorothy Smith**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Manicia Weaver, a single person.** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. 92 of Barnes Crossing, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Barnes Crossing of record in Instrument Number 20050721-0084791 rerecorded in Instrument No. 20050805-0092480 and amended in Instrument No. 20051114-0136938 and Instrument No. 20071227-0147998, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the reigme and buildings thererof; said Unit being depicted on Exhibit "" to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit "" to said Master Deed.

Being part of the same property conveyed to Dustin E. Smith by deed from OLE South Properties, Inc. of record in Book 20070301-0025155, Page , in the Register's Office for Davidson County, Tennessee, dated February 26, 2007.

Dorothy Smith, Spouse of Dustin E. Smith, hereby joins in this conveyance and conveys any and all interest that she may have in said property, including but not limited to the marital interest, to the Grantee(s).

This conveyance is subject to Restrictions of record in Book 6791, page 479; PUD Boundary of record in Instrument No. 20050128-0010427; Easement of record in Instrument No. 20050811-0095171; and any and Subject to all matters shown on the Plan of Barnes Crossing of record as Instrument Number 20050721-0084791, Register's Office of Davidson County, Tennessee.

Unimproved ()
This is improved (X) property, known as 1980 Shaylin Loop, 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 GRANTEES, their heirs and assigns forever; and Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, 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 our hands this 17th day of July, 2008.

Dustin E. Smith

Dorothy Smith

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public, personally appeared Dustin E. Smith and Dorothy Smith, 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 and official seal, this 17th day of July, 2008.

Notary Public

My Commission expires;

KEITH H. SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires May 24, 2009

(SEAL)

Mail After Recording To:

StoneGate Title, LLC
1897 General George Patton Dr. Ste. 108
Franklin, TN 37067