WARRANTY DEED

File #08081113

Davidson County DEEDWARR
Recvd: 09/15/08 09:53 1 pgs
Fees:13.00 Taxes:499.50

20080915-0093969

Carol M. Holmes
State Of Tennessee Notary Public
County of Rutherford

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00

Andrea L. Pigue
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of September, 2008.

Carol M. Holmes
Notary Public

MY COMMISSION EXPIRES: 6/3/12
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
1418 Kensington Sq. Ct. Bldg F
Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrea L. Pigue	SAME	150-08-0-127.00
(NAME)	(NAME)	
1220 Huntingboro Court		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, John W. Underwood and wife, Doris G. Underwood, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Andrea L. Pigue, 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:

Being Lot No. 455, on the plan of Phase 1, Somerset formerly Towne Village of The Country, Section Six, as the same appears of record in Plat Book 6900, Pages 690 and 691, Register's office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description.

Being the same property conveyed to John W. Underwood and wife, Doris G. Underwood by deed from Michael R. Edwards and wife, Mayree S. Edwards, dated 8/11/00, of record in Instrument No. 20000815-0080657, said Register's Office.

This conveyance is subject to: Any and all matters as set forth in the plat of record in Plat Book 6900, Page 690-691, said Register's Office.; Restrictive Covenants as of record in Book 7619, Page 647, Book 7657, Page 583, Book 7657, Page 923, Book 7776, Page 826, Book 8708, Page 630, Book 8201, Page 770, Book 8663, Page 384, Book 9036, Page 326, Book 9065, Page 744, Book 9072, Page 572, Book 9245, Page 332, Book 9696, page 654, Book 10404, Page 641 and Instrument No. 20060105-0039162, said Register's Office.; Homeowner's Association Charter of record in Book 7661, 37, said Register's Office., By-Laws of record in Book 7619, Page 679 and Book 9509, Page 363, said Register's Office.; Easement as of record in Book 5263, Page 805, Book 5263, Page 808, Book 5263, Page 811, Book 5263, Page 814, Book 7086, Page 382 and Book 6436, Page 966, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 1220 Huntingboro Court, 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 we do covenant with the said GRANTEES 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 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 5th day of September, 2008.

John W. Underwood

Doris G. Underwood

STATE OF Oklahoma
COUNTY OF Canadian

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared John W. Underwood and wife, Doris G. Underwood, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at this 5th day of September, 2008.

Commission expires: 08-15-2010

PAM ROWLAND NOTARY # 06007957 EXP. 08/15/10 PUBLIC STATE OF OKLAHOMA

Pam Rowland
Notary Public

RETURN RECORDED DOCUMENTS TO:

Biltmore Title, LLC
1418 Kensington Sq. Ct. Bldg. F
Murfreesboro, TN 37130