PREPARED BY (~~AND RETURN TO~~):


# *WILKINS & IVEY*

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Davidson County DEEDWARR
Recvd: 11/21/08 11:27 2 pgs
Fees:13.00 Taxes:595.33

20081121-0114633


W & I Ref:( GJ ) Title No: 49627
Dav. Co. File: Box 8

| **ADDRESS NEW OWNER:** | **RESPONSIBLE FOR TAX PAYMENT:** |
|---|---|
| Marcus D. Townsend<br>3432 Cainbrook Crosing<br>Antioch, Tennessee 37013 | NEW OWNER |

**TAX MAP-PARCEL NUMBERS:** 164130B02300CO

## *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$160,900.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Richard P. Hart and spouse, Dawn M. Hart**, hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **Marcus D. Townsend** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of Section Six, Asheford Crossing of record in Doc. No. 20001010-0100374, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Dawn M. Hart and Richard P. Hart, wife and husband, by Warranty deed from Ollie Bradshaw, a married man, dated November 12, 2004 and recorded on November 16, 2004 of record in Doc. No. 20041116-0137455, Register's Office for Davidson County, Tennessee.

**Description Reference:** Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2009, and subsequent years; The Plan, with Owner's Certificate, of record in Doc. No. 200010100100374, said Register's Office, to which plan reference is hereby made for a more complete description; The Declaration of Covenants, Conditions and Restrictions of record in Book 9651, page 900, Book 9980, page 482, Book 10301, page 180, Book 10640, page 941, Doc. No. 20010418-0038191 and By Laws in Book 9651, page 925, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

**This is improved property, known as: 3432 Cainbrook Crossing, Antioch, Tennessee 37013.**

**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, Grantee's heirs or assigns, forever.

**GRANTOR COVENANTS** with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

**GRANTOR FURTHER COVENANTS** and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS THE EXECUTION HEREOF** this 17th day of November, 2008.

Richard P. Hart

Dawn M. Hart

**State of** TENNESSEE
**County of** DAVIDSON

On this 17th day of November, 2008 , before me the undersigned authority, personally appeared Richard P. Hart and Dawn M. Hart , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

DEBORAH GAIL JOHNSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires My Commission Expires MAY 23, 2009

Notary

**State of** TENNESSEE
**County of** DAVIDSON

**AFFIDAVIT**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $160,900.00

Affiant

Sworn and subscribed before me this the 17th day of November, 2008

Notary Public

My Commission Expires: 9/25/10

JANE GRAZER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Record & Return To:
Bosch Title, LLC
5252 Hickory Hollow Parkway,
Suite 1015
Antioch, Tennessee 37013