Davidson County DEEDWARR
Recvd: 12/01/08 09:39 2 pgs
Fees:13.00 Taxes:447.70
20081201-0116189

State of Tennessee
County of Rutherford

This actual consideration or value – whichever is greater- is **$121,000.00**

Amanda Jamelone

Affiant

Subscribed and sworn before me this 21st day of **November, 2008**.

Notary Public

My Commission Expires: 3-20-10

Jennifer R. Pierce
Notary Public At Large
Davidson County, Tennessee

WARRANTY DEED

This Instrument was prepared by:
Service Escrow & Title, Inc.
6001 Jackson Square Blvd. #700
Lavergne, Tennessee 37086

Address of New Owner(s)	Improved Property known as:	Send tax bills to:
Lynette A. Watkins **1008 Aldersgate Road** **Antioch, Tennessee 37013**	**1008 Aldersgate Road** **Antioch, Tennessee 37013** **Map 149-2-B, Parcel 121**	**Volunteer Trust Mortgage Corp.** **301 S. Perimeter Park Dr. Ste 125** **Nashville, Tennessee 37211**

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 consideration, the receipt of which is hereby acknowledged,

JONNA M. MARTIN, A SINGLE WOMAN

Hereinafter called the Grantors(s), have this day bargained and sold, and by these presents do hereby transfer and convey unto

LYNETTE A. WATKINS, AN UNMARRIED PERSON

Hereinafter called the Grantee(s) their successors and assigns, a certain parcel of land together with all tenements, hereditaments and appurtenances thereto located in **DAVIDSON** County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 171, on the Plan of Piccadilly Square, Phase II of record in Plat Book 6250, Pages 92-94, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Jonna M. Martin, a single woman, by Deed from Barbara Evans Gifford, dated 07/28/2004 of record in Instrument No. 20040730-0091732 and Rerecorded in Instrument No. 20040913-0109814, Register's Office for Davidson County, Tennessee.

Subject to any and all matters including but not limited to notes, easements, building setback lines, restrictions, and/or certifications as contained on the Plat of said Subdivision of record in Plat Book 6250, pages 92, 93, and 94; Covenants, Conditions, and Restrictions contained in Book 6236, page 683; and Book 6300, page 409; and Book 6306, page 833; and Book 6255, page 322; and Book 6496, page 100; and Book 6496, page 107; and Book 6499, page 114; and Book 6518, page 184; and Book 6518, page 190; and Book 6830, page 739; and Book 8083, page 386; Homeowner's Association Charter of record in Book 6295, page 548; and Book 6295, page 558; and Book 6295, page 564; and Book 6300, page 423; and Book 7288, page 963; Conveyance of Common Area of record in Book 6236, page 660; and Book 6295, page 503; and Book 6496, page 99 and Book 7778, page 366; Information Brochure of record in Book 6236, page 726; and Book 6295, page 598; and Book 6296, page 502; and Book 6300, page 439; By-Laws of record in Book 6238, page 708; and Book 6295, page 572; and Book 6295, page 580; and Book 6295, page 588; and Book 6300, page 431, Register's Office for Davidson County, Tennessee.

Subject to any and all easements and/or restrictions of record in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estates, title and interest thereto belonging to the said Grantee(s), their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have 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 successors, heirs and assigns against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender shall be applicable to all genders.

Executed this 21st **day of November, 2008.**

Jonna M. Martin

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public, in and for said County and State, **Jonna M. Martin,** the within named Grantor, with whom I am personally acquainted or who proved to me based upon satisfactory information and who acknowledged that **she** executed the within instrument for the purposes contained.

Witness my hand and official seal this 21st **day** of **November, 2008.**

My Commission Expires:

3-20-10

Notary Public

Jennifer R. Pierce
Notary Public At Large
Davidson County, Tennessee