Davidson County DEEDWARR
Recvd: 02/13/09 12:58 3 pgs
Fees:18.00 Taxes:340.40

20090213-0012788

Prepared by:
Real Estate Title Services
4741 Trousdale Dr., Ste. 4
Nashville, TN 37220

SEND TAX BILLS TO:
Shawntese Bender
170 Hickory Hollow Pkwy_
Unit 283, Antioch, TN 37013-3053

ADDRESS OF NEW OWNERS
Shawntese Bender
170 Hickory Hollow Parkway, Unit 283
Antioch, TN 37013-3053

MAP AND PARCEL
163050A01400CO

WARRANTY DEED

THIS INDENTURE made and entered into this 11th day of February 2009, by and between, **JAMES ROBERTS,** as Party of the First Part **and SHAWNTESE BENDER, unmarried,** as Party of the Second Part.

WITNESSETH: that for the consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged the said party of the First Part **JAMES ROBERTS,** has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the Second Part **SHAWNTESE BENDER, unmarried,** the following described real estate, situated and being in the County of Davidson in the State of Tennessee, and described as follows, to-wit:

Land in Davidson County, Tennessee, being **Lot No. 14**, on the Plan of **Hickory Hollow Townhomes, (Mill Park) Phase 1,** of record in Plat Book 9700, page 686, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to **James Roberts** by Substitute Trustee's Deed from Nationwide Trustee Services, Inc., as Substitute Trustee, dated September 4, 2008, recorded September 18, 2008 at Instrument Number 20080918-0095360, Register's Office for Davidson County, Tennessee.

SUBJECT TO: Easements, building setback lines and certain restrictions as may be shown on plat of Hickory Hollow Townhomes, (Mill Park) Phase 1, recorded in Plat Book 9700, Page 686, Register's Office for Davidson County, Tennessee.

SUBJECT TO: Restrictive covenants of record in Book 10719, page 425, amended in Book 11167, page 757, Register's Office for Davidson County, Tennessee.

SUBJECT TO: Easement for Bell South of record in Book 11378, page 991, Register's Office for Davidson County, Tennessee.

SUBJECT TO: By-laws and Articles of Incorporation of record in Book 10719, page 464, Register's Office for Davidson County, Tennessee.

SUBJECT TO: H.O.A. Charter in Book 10719, page 419, Register's Office for Davidson County, Tennessee.

SUBJECT: TO Certificate of Merger of record at Instrument Number 200001050001509, Register's Office for Davidson County, Tennessee.

SUBJECT TO: Conveyance of Common Areas of record in Book 1121, page 249, Register' Office for Davidson County, Tennessee

SUBJECT TO: As-Built Certificates of record in Book 11315, pages 157 and 159, Register's Office for Davidson County, Tennessee.

SUBJECT TO: Surveyors Certificate of Correction of record in Book 11674, page 536; Book 11737, page 439, Register's Office for Davidson County, Tennessee.

SUBJECT TO: All zoning regulations, building restrictions, easements and/or setback lines rights for public utilities, or other governmental regulations applicable to the property described herein, but excluding any covenants conditions or restrictions of record in the Register's Office for Davidson County, Tennessee that would violate Title 42 USC 3604.

This is improved property also know as 5170 Hickory Hollow Pkwy, Unit 283, Antioch, TN 37013-3053

TO HAVE AND TO HOLD unto the said Grantees, their heirs and assigns forever.

WE COVENANT with the said Grantees that we are lawfully seized and possessed of said real estate, that we have good title thereto and a perfect right to convey the same, and that the same is free and unencumbered.

WE FURTHER COVENANT and bind ourselves, our successors, assigns and representatives, to forever warrant and defend the title to the said real estate unto said Grantees, their heirs and assigns, against the lawful claims of all persons whomever.

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

And the said party of the First Part does hereby covenant with the party of the Second Part that they he lawfully seized in fee of the aforedescribed real estate, that he has/have a good right to sell and convey the same, that the same is unencumbered, except for the 2009 County property taxes which are prorated this date, and other matters shown, but excluding any covenants, conditions, or restrictions that would violate Title 42 USC 3604, in the Register's Office for Davidson County, Tennessee.

WITNESS the signature of the said party of the First Part this day and year first above written.

James Roberts

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, duly commissioned and qualified personally appeared **James Roberts** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged himself/herself to the within named bargainor, and that he/she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, this 11TH day of February, 2009

Sarah Evans

(Notary Public)

My commission expires:

STATE OF TENNESSEE

COUNTY OF DAVIDSON

SARAH EVANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 10, 2012

I, or we, hereby swear or affirm that to the best of the Affiant knowledge, information and belief the actual consideration for the transfer or value of the property transferred, whichever is greater is **$92.000.00** which amount is equal to or greater than the amount, which the property transferred, would command at a fair voluntary sale.

(AFFIANT)

Subscribed and sworn to before me this the 11th day of February, 2009

SARAH EVANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

(Notary Public)

State of Tennessee
County of Davidson

My Commission Expires MAR. 10, 2012

(SPACE BELOW THIS LINE FOR STATISTICAL AND RECORDING DATA ONLY)

PROPERTY ADDRESS: 5170 Hickory Hollow Parkway, Unit 283, Antioch, TN 37013-3053
PROPERTY OWNER (S) Shawntese Bender, unmarried
Mail Tax Notices to: 5170 Hickory Hollow Parkway, Unit 283, Antioch, TN 37013-3053
Map and Parcel: 163050A014CO