Southern Land Title & Escrow
934 Oldham Drive, Ste. 100-A
Nolensville, TN 37135
Phone: 615-776-7461

#698
Return to:

2

This Instrument Prepared By:
Elite Title Company, LLC
109 West Park Drive, Suite 350
Brentwood, TN 37027
6090186

BILL GARRETT, Davidson County
Trans:T20090018892 DEEDWARR
Recvd: 03/23/09 08:54 3 pgs
Fees:18.00 Taxes:495.80
20090323-0025538

**Send Tax Bills To:**
(NEW OWNERS)

**New Owner is:**
Mark A. Pothier and
Wife, Katherine K. Pothier
3330 Dumas Street
San Diego, CA 92106

MAP: 181-02-0A

PARCEL: 116.00CO

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Denise D. Manning and Cheryl L. Smith, both unmarried**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Mark A. Pothier and wife, Katherine K. Pothier**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in County, Tennessee, described as follows to-wit:

Land in Davidson county, Tennessee, being Unit G-4 as set forth on the Master Deed establishing Lenox Creekside, Phase I, a condominium form of ownership and use in the manner provided under Tennessee Code Annotated Title 66, Chapet 27, Section 101, et seg., as amended, of record in Instrument Number 20060306-0025686, and as amended by Instrument Number 20060606-0066938 in the Register's Office for Davidson County, Tennessee, said unit being shown as part of Exhibit Plat of said amended Master Deed.

Being the same property conveyed to Denise D. Manning and Cheryl L. Smith, both unmarried, by Warranty Deed of record in Instrument Number 20070823-0101040, Register's Office for County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

This is **improved** property known as: 8431 Callabee Way, Unit G-4, Antioch, TN 37013

DDM
**Sellers Initials**
CLS, by DDM, AIF

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 12th day of March, 2009.

GRANTOR:

Cheryl L. Smith by Denise D Manning her attorney in Fact

**Cheryl L. Smith by Denise D. Manning, her Attorney-in-Fact**

Denise D Manning

**Denise D. Manning**

## ACKNOWLEDGEMENT

**STATE OF TENNESSEE )**
**COUNTY OF WILLIAMSON )**

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **Denise D. Manning**, with whom I am personally acquainted, or proved to me to on the basis of satisfactory evidence, and who upon oath acknowledged that he/she holds a valid power of attorney executed by **Cheryl L. Smith,** and acting under such power of attorney he/she executed the foregoing instrument for the purposes there in contained. Power of Attorney appearing of record in Instrument Number 20090323-0025537 of the said Register's Office of Davidson County, Tennessee.

Witness my hand and seal on this the 12th day of March, 2009.

**Notary Public**

MARGARET R. MEANS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
January 23, 2010

My Commission Expires: _____

**STATE OF TENNESSEE )**
**COUNTY OF WILLIAMSON )**

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Denise D. Manning**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 12th day of March, 2009.

**Notary Public**
My Commission Expires:

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Margaret R. Means
*NOTARY PUBLIC*
STATE OF TENNESSEE
My Commission Expires
January 23, 2010

**STATE OF TENNESSEE )**
**COUNTY OF WILLIAMSON )**

The actual consideration or value, whichever is greater, for this transfer is $134,000.00.

**Affiant**

**SWORN TO** and subscribed before me this 11th day of March, 2009.

NOTARY PUBLIC
My commission expires:
1-22-2011

JUDY PAINTER-ROSE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires January 22, 2011