Tax Box 30

ADDRESS NEW OWNER:
Libby J. Oldham

641 Old Hickory Blvd., Unit 29
Brentwood, TN 37027

SEND TAX BILL TO:
New Owner

Return:

Southeast Title of TN, Inc.
214 Centerview Dr, Ste 101
Brentwood, TN 37027
900630

MAP & PARCEL NOS.:
171 03 0 B 44 CO

BILL GARRETT, Davidson County
Trans:T20090036452 DEEDWARR
Recvd: 06/02/09 15:48 2 pgs
Fees:13.00 Taxes:836.20
20090602-0050853

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004, Nashville, TN 37229

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Robert Ryan Sweeney and wife, Michelle Hutchison Sweeney AKA Michelle Hutchi Sweeney,** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Libby J. Oldham** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 15 on the Revised Plan of Townhomes of Fredericksburg, Section One, Phase One, a Planned Unit Development of record in Plat Book 9700, page 236, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Robert Ryan Sweeney and wife, Michelle Hutchi Sweeney, from Keely I. Pitts Leim and husband, Joshua Leim, by Warranty Deed recorded July 2, 2004, in Instrument No. 20040702-0079392, Register's Office for Davidson County, Tennessee. Michelle Hutchi Sweeney is one and the same person as Michelle Hutchison Sweeney.

This is property with a common address of 641 Old Hickory Blvd., Unit 29, Brentwood, TN 37027.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: (1) Property taxes for the current year and all subsequent years, taxes for the current year being prorated and payment of same being assumed by the Grantees; (2) The Plan of Record in Book 9700, Page 236, said Register's office and all matters therein; (3) Restrictive Covenants of record in Book 7798, Page 843; Book 8920, Page 65; Book 9500, Page 393; Book 9860, Page 840; Book 10126, Page 435; Book 10224, Page 683; Book 10294, Page 850; Book 10694, Page 541; Book 11682, Page 75; Instrument No. 20000718-0070558; re-recorded in Instrument No. 20050705-0076596, all in said Register's office; (4) By-Laws in Book 10126, Page 486; Book 10275, Page 959; Book 10694, Page 539; and Book 11550, Page 554, said Register's Office; (5) Charter of the Homeowners Association in Book 8920, Page 40; Book 10126, Page 430; and Book 11550, Page 529, said Register's Office; (6) Easements in Book 7993, Page 269; Book 9607, Page 431; Book 7358, Page 643; and Book 7851, Page 712, all in said Register's Office; (7) Dedication of Site Drainage easement in Book 10012, Page 756, said Register's Office; (8) Storm Water Detention Agreement in Book 10357, Page 920, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $226,000.00.

Sherri S. Hoskins
Affiant

Subscribed and sworn before me this 27th day of May, 2009.

My Commission Expires: 11-14-2009

Notary Public

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires NOV. 14, 2009

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **27th** day of **May, 2009**.

Robert Ryan Sweeney

Robert Ryan Sweeney

Michelle Hutchison Sweeney aka Michelle Hutchi Sweeney

Michelle Hutchison Sweeney AKA Michelle Hutchi Sweeney

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Robert Ryan Sweeney and wife, Michelle Hutchison Sweeney AKA Michelle Hutchi Sweeney**, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this **27th** day of **May, 2009**.

Notary Public
My Commission Expires: 11-14-2009

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires NOV. 14, 2009

File No. 0905-191.WD