WARRANTY DEED	STATE OF COUNTY OF THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF JUNE, 2009. Notary Public MY COMMISSION EXPIRES: 7-25-12 (AFFIX SEAL)

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Megan L. Bradt, Attorney, 2820 Hazelwood Dr., #B5, Nashville, TN 37212,

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark Russell Mayes	Myers Park Mortgage	173-16-A-6.00 CO
(NAME)	(NAME)	
3060 Hidden Creek Drive	141 Providence Road	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Charlotte, NC 28207	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Philip LeMaster and wife, Teresa LeMaster,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mark Russell Mayes, unmarried,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 14 on the Final Plat of Hidden Creek, (a cluster lot subdivision), Phase 1, Section 1, Phase 2 and Phase 3, Section 1, of record in Instrument 200302130020016, said Register's Office, to which reference is hereby made for a more complete description.

This being the same property conveyed to Philip LeMaster and wife, Teresa LeMaster, as Tenants by the Entirety by Warranty Deed from Susan White and husband, Richard White, dated July 26th, 2006, filed of record on July 28th, 2006, in Instrument No. 20060728-0091672, in the aforesaid Register's Office.

This conveyance is made subject to:

All matters shown on the Plan of record in Instrument 200302130020016, said Register's Office.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of HIdden Creek, Phase 3 of record in Instrument 200205140059176, supplemented in Instrument 200509300117904, amended in Instrument 200303130033781 and Instrument 200503080025065 and 200608280105538, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

By-Laws in Instrument 200303030027389, said Register's Office.

Charter in Instrument 200303030027388, said Register's Office.

Quitclaim Deed to HOA in Instrument 200303030027387, said Register's Office.

Rights of others in & to the common areas and/or elements.

BILL GARRETT, Davidson County
Trans:T20090038290 DEEDWARR
Recvd: 06/09/09 10:38 2 pgs
Fees:13.00 Taxes:647.50
20090609-0053408

unimproved ☐

This is improved ☒ property, known as 3060 Hidden Creek Drive, Antioch, TN 37013

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and we do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a 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, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.Witness our hands this 8th day of June, 2009.

Philip LeMaster

Teresa LeMaster

STATE OF TN

COUNTY OF Williamson

Personally appeared before me, a Notary Public of said County and State, Philip LeMaster and wife, Teresa LeMaster, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the foregoing instrument for the purposes therein contained as their free act and will.

Witness my hand and official seal at Murfreesboro, Tennessee this 8th day of June, 2009.

Commission expires:

5/15/2010

Notary Public

DANNY L. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY