BILL GARRETT, Davidson County
Trans:T20090053035 DEEDWARR
Recvd: 08/05/09 08:47 3 pgs
Fees:18.00 Taxes:416.25
20090805-0073243

WARRANTY DEED

THIS INDENTURE, made this 31st day of July, 2009, between, **KEN GIVENS and wife, CONNIE GIVENS,** parties of the first part, and **KELLIE GIVENS,** party of the second part,

WITNESSETH, That the said parties of the first part, for and in consideration of the sum of TEN ($10.00) DOLLARS, cash, and other good and valuable considerations to them in hand paid by the said party of the second part, the receipt of which is hereby acknowledged, have granted, bargained, sold, conveyed, and do hereby grant, bargain, sell and convey unto the said party of the second part the following described premises, to-wit:

Land in Davidson County, Tennessee, being Unit No. 26, on the Plan of Rutledge House Condominiums, of record in Book 6200, page 318, amended in Book 11700, page 26, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same premises conveyed unto Ken Givens and wife, Connie Givens by warranty deed of Mary P. Freeman, dated November 5, 2003, and duly recorded as Instrument No. 20031112-0165278, Register's Office for Davidson County, Tennessee, to which reference is hereby made.

See Also Power of Attorney by and between Connie Givens and Ken Givens dated June 27, 2009 and recorded as Instrument # 20090730-0071169, Register's Office for Davidson, County, Tennessee, to which reference is hereby made.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 6200, page 318, amended in Book 11700, page 26, Register's Office for Davidson County, Tennessee.

Charter for the HOA in an instrument of record in Book 11687, page 735, Register's Office for Davidson County, Tennessee.

Building Guidelines by Metropolitan Government of record in Book 7631, page 606, Register's Office for Davidson County, Tennessee.

Deed of Conveyance for Sanitary Sewer to Metropolitan Government of record in Book 6974, page 969, Register's Office for Davidson County, Tennessee.

Easements by the Metropolitan Government of record in Book 6616, page 614, Book 10512, page 477 and Book 10512, page 464, Register's Office for Davidson County, Tennessee.

Sanitary Sewer easement to Metropolitan Government of record in Book 6807, page 851, Register' Office for Davidson County, Tennessee.

This Instrument Prepared By:
PHILLIPS & HALE
210 East Main Street
Rogersville, TN 37857

Restrictions of record in Book 7084, page 983, Register's Office for Davidson County, Tennessee.

Master Deed of record in Book 11687, page 739, Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 11687, page 805, Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to common areas/elements.

Subject to lien for special assessment contained in the Declaration of Covenants, Conditions and Restrictions and/or Master Deeds.

BEING TAX PARCEL: #Map 93-11-C, Parcel 26 CO, IN THE DAVIDSON COUNTY TAX ASSESSOR'S OFFICE.

With the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to Homestead and Dower therein. TO HAVE AND TO HOLD the said premises to the said party of the second part, her heirs and assigns forever.

And the said parties of the first part, for themselves and for their Heirs, Executors and Administrators, do hereby covenant with the said party of the second part, her heirs and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, that said premises are free from all encumbrances, and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands and seals the day and year first above written.

K. Givens

KEN GIVENS

Connie Givens by K. Givens AIF

CONNIE GIVENS,
By: Ken Givens, Attorney-in-Fact for Connie Givens

STATE OF TENNESSEE
COUNTY OF HAWKINS

Personally appeared before me, the undersigned Notary Public in and for said county, the within named bargainor, **KEN GIVENS,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this 31st day of July, 2009.

WILLIAM E. PHILLIPS STATE OF TENNESSEE NOTARY PUBLIC HAWKINS COUNTY

Notary Public

My Commission Expires: 10/8/12

STATE OF TENNESSEE
COUNTY OF HAWKINS

On this 31st day of July, 2009, before me personally appeared **KEN GIVENS**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **CONNIE GIVENS**, and who acknowledged that such person executed the same as the free act and deed of **CONNIE GIVENS.**

WITNESS my hand and official seal at office, this 31st day of July, 2009.

Notary Public

My Commission Expires: 2-8-12

WILLIAM E. PHILLIPS STATE OF TENNESSEE NOTARY PUBLIC HAWKINS COUNTY

PROPERTY OWNER:

Kellie Givens
630 2nd Ave., South
Nashville, TN 37210

TAXPAYER:

SAME

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $112,500.00 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 31st day of July, 2009.

Notary Public

My Commission Expires: 2-8-12

WILLIAM E. PHILLIPS STATE OF TENNESSEE NOTARY PUBLIC HAWKINS COUNTY

#09-106W/CB