Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20090065012 DEEDWARR
Recvd: 09/23/09 13:59 2 pgs
Fees:13.00 Taxes:340.40
20090923-0088582

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $92,000.00

Affiant

Subscribed and sworn to before me, this 17th day of September, 2009.

Notary Public

My commission expires: 8-19-13

M. L. HICKERNELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT PREPARED BY
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Samuel A. Bryant	REGIONS MTG	**Map\Parcel: 162-1-O-C-45-CO**
607 Hickory Glade Court	2050 PARKWAY OFFICE CR.	
Antioch, TN 37013	BIRMINGHAM AL 35244	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Shayne Hartbarger, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Samuel A. Bryant

HEREINAFTER CALLED THE GRANTEES, 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 Unit No. 45 on the Plan of Phase 2, Hickory Glade, as of record in Plat Book 6250, Pages 888 and 889, revised in Plat Book 6900, Page 41, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Shayne M. Hartbarger, unmarried, by Special Warranty Deed from U.S. Bank, N.A., dated January 24, 2007, of record in Instrument No. 20070202-0014250, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 6250, Page 888 and Page 889 and Plat Book 6900, Page 41, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 6824, Page 929, Book 6824, Page 952, Book 6898, Page 896, Book 6898, Page 919, Book 6898, Page 920, Book 6957, page 473, Book 7959, Page 869 and Instrument No. 20031223-0182416, Register's Office for DAVIDSON County, Tennessee.
Charter for HOA of record in Book 6845, Page 780, Register's Office for DAVIDSON County, Tennessee.
Sanitary Sewer Easement of record in Book 7384, Page 941, Register's Office for DAVIDSON County, Tennessee.
Storm Water Detention Agreement of record in Book 6796, Page 991, Register's Office for DAVIDSON County, Tennessee.
Quitclaim Deed for common areas to Homeowners Association of record in Book 6898, Page 921, Book 6899, Page 562 and Book 7260, Page 72, Register's Office for DAVIDSON County, Tennessee.
By-Laws of record in Book 6878, Page 390 and Book 10697, Page 182, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

Subject to rights of others in and to common areas / elements.
Subject to lien for special assessment contained in Declaration of Covenants, Conditions and Restrictions / Master Deed.
Subject to HOA dues, if any.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 607 Hickory Glade Court, Antioch, TN 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, 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 my/our hand(s) this 17th day of September, 2009.

Shayne Hartbarger

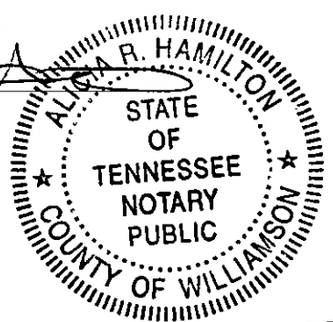
STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, Shayne Hartbarger , the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of September, 2009.

Notary Public

My Commission Expires:_____



MY COMMISSION EXPIRES:
OCTOBER 10, 2009

File #: **09956-CD**
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027