BILL GARRETT, Davidson County
Trans:T20090065288 DEEDWARR
Recvd: 09/24/09 13:13 2 pgs
Fees:13.00 Taxes:391.83

20090924-0088953

Prepared by:
Sunrise Title Services, LLC
2602 Merchants Walk
Murfreesboro, TN 37128

Information contained herein furnished by the Grantor.

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value whichever is greater for this transfer is $ 105,900.00

Affiant

Subscribed and sworn to before me this 22nd day of September, 2009

Notary Public
My Commission Expires 3-14-2012

MAUREEN H. POOLE STATE OF TENNESSEE NOTARY PUBLIC BEDFORD COUNTY

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Address of New Owner:
Erica A. Newson
5170 Hickory Hollow Parkway, Unit 303
Antioch, TN 37013

Tax Information: Same as New Owner
Map & Parcel ID: 163050B05600CO
Erica A. Newson

****

WARRANTY DEED

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For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, I, Henry G. Martin, III, Managing Member of Gresh Martin Properties, LLC, Grantor, does hereby convey unto Erica A. Newson, a single person, hereinafter called the Grantee, her successors and assigns, a certain tract or parcel of land, lying and being in Davidson County, Tennessee, described as follows, to wit:

Being Lot 56 on the plan of Mill Park, Phase II (formerly Hickory Hollow TownHomes), a Horizontal Property Regime (Private Element) of record in Instrument No. 200007060066999, Register's Office Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Gresh Martin Properties, LLC by Special Warranty Deed from Federal National Mortgage Association, A/K/A Fannie Mae, a Corporation organized under and existing pursuant to the laws of the U. S., made 03-11-2009, and filed for record on 3-19-2009 in Instrument No. 20090319-0024679, Register's Office , Davidson county, Tennessee.

Subject to Restrictive Covenants contained in Book 10719, Page 425, amended in Book 11167, Page 757; Easement to Bell South in Book 11378, Page 991; By-Laws and Articles of Incorporation in Book 10719, Page 464 and Book 11167, Page 759; All matters on plats of record in Book 9700, Page 538 & 539; H. O. A. Charter at Book 10719, Page 419; Conveyance of Common areas of record in Book 11221, Page 249; As-

Built Certificates in Book 11315, Page 157 & 159 and Book 11737, Page 439, all of record in the Register's Office, Davidson County, Tenneseee.

Subject to any and all zoning regulations, building restrictions and setback lines if any and and any and all easements for public utilities.

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(S), Their heirs and assigns forever, and does covenant with the said GRANTEE9S0 that we have 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 do(es) further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, his/her/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 hands this September 22, 2009.

Henry G. Martin, III, Managing Member
Gresh Martin Properties, LLC

Personally appeared before me, the undersigned Notary Public in and for said State and County, the within named Henry G. Martin, III with whom I am personally acquainted and/or proved to me on the basis of satisfactory evidence, and who acknowledged she executed the within instrument for the purposes therein contained.

WITNESS my hand this 22nd day of September 2009.

Notary Public

My Commission Expires: 3-14-2012

MAUREEN H. POOLE
STATE OF TENNESSEE NOTARY PUBLIC
BEDFORD COUNTY