THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1616 Westgate Circle, Ste 202** **Brentwood, TN 37027** **CRT File No. 09092123**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $170,000.00 Affiant Subscribed and sworn to before me, this 29th day of October, 2009. Notary Public My Commission Expires: My Commission Expires April 17, 2010

STATE OF TENNESSEE NOTARY PUBLIC

BILL GARRETT, Davidson County
Trans: T20090074639 DEEDWARR
Recvd: 11/03/09 08:13 2 pgs
Fees: 13.00 Taxes: 629.00

20091103-0101174

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Kathleen C. Middendorf 4020 Barnes Cove Dr Antioch TN 37013	New Owner	Tax Parcel ID No. 173090B00600.CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Bella Tzyy Huang f/k/a/ Yueh Hsiang Huang, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kathleen C. Middendorf, unmarried** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 6, SECTION ONE, BARNES COVE, as shown on plat of record in Instrument No. 20020409-0043258, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Hang Hsin Yeh and wife, Yueh Hsiang Huang by Warranty Deed from Great Southern Homes, Inc., a Tennessee Corporation, recorded on the 28th day of October, 2003 in Instrument No. 20031028-0158712, in the Register's Office of Davidson County, Tennessee.

Being further conveyed to Yueh Hsiang Huang, unmarried by Quit Claim Deed from Hang Shin Yeh, unmarried, recorded on the 27th day of October, 2009, in Instrument No. 20091027-0098900, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2010 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Liability as to taxes resulting from rollback and/or greenbelt taxes pursuant to the provisions of Tenn Code Ann 67-5-1001, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION ONE, BARNES COVE, as recorded in Instrument No. 20020409-0043258, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

Covenants, Conditions and Restrictions as recorded in Instrument Nos. 20021217-0115806 and 20040429-0048624 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

Charter of Homeowners Association, recorded at Instrument No. 20021217-0155805.
Easement for Sanitary Sewer/Storm Drainage, recorded in Instrument No. 20020201-0014182.

Easement for Public Sidewalks, recorded in Instrument No. 20030402-0043515.

Storm Water Detention Agreement, recorded at Instrument No. 20020408-0042673.

This is improved property located at 4020 Barnes Cove Dr Antioch TN 37013

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of October, 2009.

Bella Tzyy Huang by Charles Grummon her Attorney in Fact

Bella Tzyy Huang f/k/a/ Yueh Hsiang Huang
by Charles Grummon
as Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Charles Grummon,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Attorney-in-fact for Bella Tzyy Huang f/k/a/ Yueh Hsiang Huang,** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 29th day of October, 2009.

Notary Public

My Commission Expires: _____

My Commission Expires
April 17, 2010

STATE OF TENNESSEE NOTARY PUBLIC