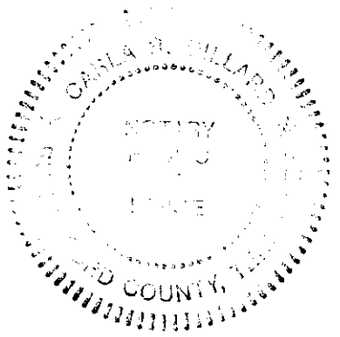
BILL GARRETT, Davidson County
Trans:T20090075427 DEEDWARR
Recvd: 11/04/09 15:50 2 pgs
Fees:13.00 Taxes:624.08

20091104-0102136



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $168,670.00

Affiant

Subscribed and sworn to before me, this 29th day of October, 2009.

Notary Public

My commission expires: 2.8.10

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:
Elgrine Kirby		**Map/Parcel 149-15-0-A-028.00CO**
304 Eden Field Court	Same	
Antioch, TN 37013		

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,

Connie B. Cliff and Mary A. Carpenter, both unmarried as joint tenants with rights of survivorship

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

Elgrine Kirby

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 Lot No. 28 on the Plan of Section One, Cambridge Forest, of record in Book 9700, pages 299 and 300, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Connie B. Cliff and Mary A. Carpenter, both unmarried as joint tenants with rights of survivorship, by Warranty Deed, from Jason L. Reddick, Sr. and wife, Cathy B. Reddick, of record in Instrument No. 20020912-0111498, Dated August 27, 2002, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 9700, pages 299 and 300, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 10332, page 1, amended in Book 10774, page 723, Instrument No. 20020221-0022797 and Instrument No. 20021023-0130058, Register's Office for DAVIDSON County, Tennessee.
Quitclaim Deed to Home Owners Association of record in Instrument No. 20030624-0086951, Register's Office for DAVIDSON County, Tennessee.
Charter for Home Owners Association of record in Book 10343, page 769, Register's Office for DAVIDSON County, Tennessee.
Storm Water Detention Agreement of record in Book 10805, page 497 and Book 7632, page 962, Register's Office for DAVIDSON County, Tennessee.
Easement to Morgan Cemetery.
Telephone Line Easement of record in Book 1207, page 529, Register's Office for DAVIDSON County, Tennessee.
Agreement of record in Book 1147, page 148, Register's Office for DAVIDSON County, Tennessee.
Sewer & Drainage Easement of record in Book 6881, page 320, Book 7453, page 445 and Book 8795, page 158, Register's Office for DAVIDSON County, Tennessee.

Road Easement of record in Plan Book 3, page 26, Chancery Court, Davidson County, Tennessee.
Plan of Record in Book 6900, page 561 and Book 6900, page 562, Register's Office for DAVIDSON County, Tennessee.
Deed of Conveyance of record in Book 10800, page 894 and Book 1800, page 932, 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 Declaration of Covenants, Conditions and Restrictions/Master Deed.
Subject to HOA dues - if any.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

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 property known as 304 Eden Field 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 29th day of October, 2009.

Connie B. Cliff 10/29/09
Connie B. Cliff

Mary A. Carpenter 10/29/09
Mary A. Carpenter

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Connie B. Cliff and Mary A. Carpenter, both unmarried as joint tenants with rights of survivorship, 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 they executed the within instrument for the purposes therein contained.

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

A. Scott Hubbard
Notary Public

A. SCOTT HUBBARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 2-19-13

File #: **090033SH**
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027