File No. 291100353

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $169,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF NOVEMBER, 2009.

Notary Public

MY COMMISSION EXPIRES: 9.19.2011
(AFFIX SEAL)

MICHELLE HIGHTOWER NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 09-19-2011

BILL GARRETT, Davidson County
Trans:T20090082532 DEEDWARR
Recvd: 12/07/09 11:12 2 pgs
Fees:13.00 Taxes:628.63
20091207-0111696

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gina Miller	Gina Miller	173-16-A-5
(NAME) 3056 Hidden Creek Drive	(NAME) 3056 Hidden Creek Drive	
(ADDRESS) Antioch, Tennessee 37013	(ADDRESS) Antioch, Tennessee 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, , Lisa D. Thompson, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Gina Miller, hereinafter called the grantee(s), 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. 13 on the Plan of Hidden Creek, Phase I, Section I, Phase 2, and Phase 3, Section I, a Planned Unit Development, as of record in Instrument 20030213-0020016, corrected in Instrument 20030331-0042208, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Lisa D. Hamilton by Deed from J. Doc Hamilton, dated February 8, 2006, filed for record on February 8, 2006 in Instrument 20060208-0015526, Register's Office for Davidson County, Tennessee

All matters as set forth on the plat of record in Plat Instrument 20030213-0020016, corrected in Instrument 20030331-0042208, said Register's Office.

Restrictive Covenants of record in Instrument 20020514-0059176, Instrument 20030313-0033781, Instrument 20050308-0025065, Instrument 20050930-0117906, Instrument 20060828-0105537, Instrument 20060828-0105538, and Instrument 20090908-0084135, said Register's Office.

Stormwater Detention Agreement Easement of record in Instrument 20020320-0034487, said Register's Office.

By-Laws of record in Instrument 20030303-0027389, and amended in Instrument 20090908-0084136, said Register's Office.

Charter of Homeowners Association of record in Instrument 20030303-0027388 and Instrument 20081230-0123265, said Register's Office.

Quitclaim Deed to Homeowners Association of record in Instrument 20050930-0117905, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 3056 Hidden Creek Drive, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are 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 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 GRANTEE(S), 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 hands this 20th day of November, 2009.

Lisa D. Thompson by
Lisa Thompson,
Atty in fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 24th day of November, 2009, before me personally appeared Jeffrey Carneal, 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 Lisa D. Thompson (f/k/a Lisa D. Hamilton), and who acknowledged that he executed the same as the free act and deed of the said Lisa D. Thompson by virtue of that Power of Attorney, duly executed by her.

Witness my hand and official seal at 24th day of November, 2009.

My Commission Expires:

Notary Public

Witness my hand at office this 24th day of November, 2009.

Commission expires:

K. Thomas Sidwell
State of Tennessee
Notary Public
Williamson County

Notary Public

My commission expires November 8, 2009

11/18/13

File Number: 291100353

RETURN TO:
Sidwell Title
121 First Avenue South, Suite 200
Franklin, TN 37064