BILL GARRETT, Davidson County
Trans:T20100001582 DEEDWARR
Recvd: 01/08/10 10:17 2 pgs
Fees:13.00 Taxes:514.30
20100108-0001884

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Lashunda Patton
4141 Pleasant Colony Drive
Antioch, TN 37013

MORTGAGEE

SEND TAX BILLS
Mortgagee

MAP-PARCEL:
MAP 150-14-0-A
PARCEL 113.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **James D. Huggins, a married man,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Lashunda Patton, unmarried,** 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:

Being Lot No. 730 on the Final Plat of Calumet, Phase Seven, as of record in Plat Book 9700, Page 628, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James D. Huggins, a married man by deed from Ronald Keith Allen, an unmarried man dated April 30, 2008, filed for record in Instrument No. 20080513-0049077, Register's Office for Davidson County, Tennessee.

This is not the principal residence of said grantor nor is it the principal residence of any spouse of said grantor.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including Declaration of Covenants, Conditions and Restrictions of record in Book 10848, Page 873; Storm Water Detention Agreement of record in Book 10835, Page 421; easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Book 9700, Page 628, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantor.

This is improved property known as **4141 Pleasant Colony Drive 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, their heirs and assigns, forever; and we do covenant with 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 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 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 our hands this 31st day of December, 2009.

James D. Huggins

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named James D. Huggins, a married man, the bargainor(s) with whom I am personally acquainted (or proved to me 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 and official seal this 31st day of December, 2009.

NOTARY PUBLIC

My Commission Expires: 3/21/11

JANEL L. McALISTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $139,000.00.

AFFIANT

Subscribed and sworn to before me this 31st day of December, 2009.

NOTARY PUBLIC

My Commission Expires:

SHELLY M. BENTLEY
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

MY COMMISSION EXPIRES
March 14, 2010