BILL GARRETT, Davidson County
Trans:T20100006898 DEEDWARR
Recvd: 02/03/10 14:01 2 pgs
Fees:13.00 Taxes:539.09
20100203-0008687

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is
$145,700.00

Affiant

Subscribed and sworn to before me, this 29th day of January, 2010.

Notary Public

My commission expires: 3-4-13

PHYLLIS KEENAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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:
Vivian Bond-Stewart	CWB Mortgage Ventures dba Birchfield Mortgage 4500 Amon Carter Blvd. FortWorth TX 76128	**Map/Parcel 164-06-0-A-020.00CO**
4316 Summercrest Blvd., Unit 20		
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,

Main Street Homes, LLC, a Tennessee limited liability company

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

Vivian Bond-Stewart

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 Unit No. 20 on the Plan of Autumn Glen, Section 1, Condominium Regime, of record in Instrument No. 20020926-00117438, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being part of the same property conveyed to Mainstreet Homes, LLC, by Quitclaim Deed, from Forrest Partnership, a Tennessee general partnership, of record in Instrument No. 20010815-0088155, Dated December 8, 2000, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Instrument No. 20020926-0117438, Register's Office for DAVIDSON County, Tennessee. Restrictive covenants contained in an instrument of record in Book 11588, page 484 and amended in Book 11669, page 376 and Instrument No. 20010308-0021946, Register's Office for DAVIDSON County, Tennessee. Charter for Home Owners Association of record in Instrument No. 20010912-0099442, Register's Office for DAVIDSON County, Tennessee. Easement of record in Instrument No. 20021211-0153095, Register's Office for DAVIDSON County, Tennessee. Sewer Easement of record in Instrument No. 20020823-0102072 and Instrument No. 20030923-0140664, Register's Office for DAVIDSON County, Tennessee. Public Utility Easement of record in Instrument No. 20020828-0104004, Register's Office for DAVIDSON County, Tennessee. Master Deed of record in Instrument No. 20030929-0143614, Register's Office for DAVIDSON County, Tennessee.
By Laws of record in Instrument No. 20030929-0143614, 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 **improved (X)** unimproved (____) property known as 4316 Summercrest Blvd., Unit 20, 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 January, 2010.

Main Street Homes, ~~LLC~~

By: _____
Bob Parks, Chief Manager

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County aforesaid, Bob Parks, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Chief Manger of Mainstreet Homes, LLC and is authorized by said limited liability company to execute this instrument on its behalf.

Witness my hand, at office, this 29th day of January, 2010.

KATHY H. SOLOMON NOTARY PUBLIC OF TENNESSEE WILLIAMSON COUNTY

My Commission Expires: **My Commission Expires May 26, 2013**

_____
Notary Public

File #: **100026KS**
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027