WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $154,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF MARCH, 2010

Notary Public

MELODY R. WILSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

MY COMMISSION EXPIRES: 8/20/2013
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Janet M. Hisey	Same	164.13-0-137.00
(NAME)	(NAME)	
6004 Monroe X-ing		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, Jill R. Reeves, an unmarried person HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Janet M. Hisey and husband, Ronald P. Hisey, 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:

The following described tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 127 on the Plan of Asheford Crossing, Section Three, a planned unit development, of record in Book 9700, page 545, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jill R. Reeves by warranty deed of Michael L. Haynie and wife, Lea K. Haynie, dated December 20, 2002, of record in Instrument No. 20021226-0158797, Register's Office of Davidson County, Tennessee.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which improvements are completed as defined by statute. We assume no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated 67-5-603, et seq. 2010 Tax a lien against said property but are not yet due and payable. Map 164-13- 137.00 Declaration of covenants, conditions and restrictions contained in instrument of record in Book 9651, page 900, as amended at Book 9980, page 482, and Second Amendment of record in Book 10301, page 180, Third Supplement in Book 10353, page 575; Third Amendment of record in Book 10640, page 941, and Second Supplement in Book 10717, page 97, Register's Office for said County, and Supplementary Declaration of covenants, of record in Book 11455, page 769, and Instrument No. 20001018-0103441 and Instrument No. 20010418-0038191, Register's Office for said County, and By-Laws of record in Book 9651, page 925, Register's Office for Davidson County, Tennessee. Subject to matters shown on the plan of record in Book 9700, page 545, said Register's Office. Power line easement of record in Book 1124, page 257, said Register's Office. Declaration of restrictive covenants, dedication of easement and sewer reimbursement agreement of record in Book 9336, page 238, said Register's Office.

This property, known as 6004 Monroe X-ing, 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 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.

BILL GARRETT, Davidson County
Trans:T20100014222 DEEDWARR
Recvd: 03/10/10 10:10 2 pgs
Fees:13.00 Taxes:569.80
20100310-0018341

Witness my/our hand(s) this 9th DAY OF MARCH, 2010.

Jill R. Reeves

Jill R. Reeves

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jill R. Reeves, with whom I am personally acquainted (or provided 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 the 9th day of March, 2010.

Notary Public My Commission Expires: 7-2-12

(SEAL)

YVETTE LYNN MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY