Return To:
MH&S Law Firm
1804 Williamson Ct. Ste 201
Brentwood, TN 37027
615-377-3319

This Instrument Prepared By:
Harpeth Title, LLC
109 Westpark Drive, Suite 150
Brentwood, TN 37027
H010094

BILL GARRETT, Davidson County
Trans:T20100019231 DEEDWARR
Recvd: 04/01/10 16:11 2 pgs
Fees:13.00 Taxes:547.42
20100401-0024674

Send Tax Bills To:

~~NEW OWNER~~

New Owner is:
Tiffany L. Hilliard
505 Stardale Way
Antioch, TN 37013

MAP: 164-10-0A

PARCEL: 224.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Therese M. Salyers n/k/a Therese M. Pardue and Darren Pardue**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Tiffany L. Hilliard, an unmarried woman**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Property Address: **505 Stardale Way, Antioch, TN 37013**

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 145 on the Final Plat, Village Four, Summerfield, as shown by plat appearing of record in Instrument No. 20030401-0042979, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Therese M. Salyers, unmarried, by Warranty Deed from Southern Home Builders, LLC, a Tennessee Limited Liability Company, dated 1-13-05 and recorded 1-25-05 in Instrument No. 20050125-0009148, in the Register's Office of Davidson County, Tennessee. The said Therese M. Salyers is also known as Therese Pardue.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

TMC aka TMP
Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and

that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 31st day of March, 2010.

GRANTOR(S):

Therese M Salyers n/k/a Therese M Pardue

THERESE M. SALYERS n/k/a
THERESE M. PARDUE

DARREN PARDUE

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Therese M. Salyers n/k/a Therese M. Pardue and Darren Pardue**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 31st day of March, 2010.

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
November 4, 2013

NOTARY PUBLIC
My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is **$147,950.00**.

AFFIANT

SWORN TO and subscribed before me this 31st day of March, 2010.

A. SCOTT HUBBARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

NOTARY PUBLIC
My commission expires: 2/19/13