File No. 210040473

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20100031836 DEEDWARR
Recvd: 05/26/10 16:14 2 pgs
Fees: 13.00 Taxes: 382.95
20100526-0040778

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $103,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF MAY, 2010.

Notary Public

MY COMMISSION EXPIRES: 9-8-13 (AFFIX SEAL)

MEMORIE WHITE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
5107 Maryland Way
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dionna M. Tucker	NEW OWNER	163160A12000
(NAME) 1903 Isabelle Lane #240	(NAME)	
(ADDRESS) Antioch, TN 37013	(ADDRESS)	
(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, **I, Katie Greer, unmarried**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Dionna M. Tucker, an unmarried woman,** hereinafter called the grantee(s), HER 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. 240, as shown on the plan of Phase Two, Provincetown, a Horizontal Property Regime with Private Elements, filed as Exhibit A-1 to and established by, the First Supplemental Declaration to the Declaration of Protective Covenants, Conditions and Restrictions and Easements for Provincetown of record in Instrument 20050609-0066104, amending Instrument 20031119-0168785, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in said Declaration, reference to which is hereby made for more complete and detailed description.

Being the same property conveyed to Katie Greer, an unmarried woman, by Deed from Centex Homes, a Nevada general partnership, of record in Instrument 20061031-0134783, dated October 27, 2006 and filed for record on October 31, 2006, Register's Office for Davidson County, Tennessee.

Taxes for the year 2010 and subsequent years, a lien not yet ascertainable, due or payable.

All matters as set forth per Instrument 20080729-0077388, said Register's Office.

Declaration of Covenants, Conditions, Restrictions and By-laws of record in Instrument 20031119-0168785, as amended in Instrument 20050609-0066104, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Easement of record in Book 7306, Page 109, said Register's Office.

Stormwater Detention Agreement Easement of record in Instrument 20030910-0132288, said Register's Office.

Development and Easement Agreement and Agreement to Share Costs of record in Instrument 20031124-0170577, said Register's Office.

All matters set out in the Quitclaim Deed, including but not limited to an easement of record in Instrument 20080226-0018727, said Register's Office.

Quitclaim Deed to the Homeowners Association of record in Instrument 20050803-0091277, 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 1903 Isabelle Lane #240, 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), HER 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), HER 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 21st day of May, 2010.

Katie Greer by Tonja Barron attorney in fact

Katie Greer

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Tonja Barron, with whom I am personally acquainted and who proved himself to be the attorney in fact of Katie Greer and who being authorized to do so acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office this 21st day of May, 2010.

Commission expires:
4-12-14

KIMBERLY D. HICKS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Kimberly D. Hicks

Notary Public

File Number: 210040473

RETURN TO: