BILL GARRETT, Davidson County
Trans:T20100031911 DEEDWARR
Recvd: 05/27/10 10:06 2 pgs
Fees:13.00 Taxes:440.30

20100527-0040861

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

WARRANTY DEED

24285

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $119,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 21st DAY OF May, 2010.

(Affix Seal) Notary Public

My Commission Expires: 9-23-13

Carlton Drumwright
State of Tennessee Notary Public
Williamson County

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

BRENDA FRANKS HALE
HALE AND HALE, PLC
231 PUBLIC SQUARE, SUITE 312
FRANKLIN, TN 37064

Address of New Owners:	Send Tax Bills To:	Tax ID:
Christine F. Hill	New Owner	
1757 Red Jacket Drive		Map and Parcel 173 05 0A 171
Antioch, TN 37013		

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 consideration, the receipt of which is hereby acknowledged, AMANDA HERRING formerly Amanda L. Mills, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents does hereby transfer and convey unto CHRISTINE F. HILL, hereinafter called the GRANTEE(S), her heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

BEING all of Lot No. 171 (One Hundred Seventy One) on the Plan of Barnes Crossing Planned Unit Development, as shown by Master Deed of record in Instrument No. 20050721-0084791, re-recorded in Instrument No. 20050805-0092480; amended of record in Instrument No. 20051114-0136938, and further amended in Instrument No. 20071227-0147998, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

BEING the same property conveyed to Amanda L. Mills, unmarried, by Warranty Deed from Ole South Properties, Inc., a Tennessee Corporation, dated June 29, 2006 of record in Instrument No. 20060706-0080597, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

a. Davidson County taxes for the year 2010 are a lien against said property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTOR paying her prorata part thereof to GRANTEE, who will be responsible for payment of said taxes when they become due and payable. Map and Parcel 173 05 0A 171.
c. Master Deed and By-Laws contained in instrument of record in Instrument No. 20050721-0084791, Instrument No. 20050805-0092480 and Instrument Number 20051114-0136938, Register's Office for Davidson County, Tennessee.
d. Amendment to Master Deed for Barnes Crossing of record in Instrument Number 20071227-0147998, Register's Office for Davidson County, Tennessee.
e. Easement to Metro of record in Instrument Number 20050721-0084791 and Instrument No. 20050811-0095171, said Register's Office.
f. Charter of Home Owner's Association included in Master Deed as Exhibit B, of said Register's Office.
g. Planned Unit Development Boundary of record in Instrument Number 20050128-0010427, Register's Office for Davidson County, Tennessee.
h. Right or claims of parties in possession not shown by the public records.

This is (X) improved property known as 1757 Red Jacket Drive, Antioch, Tennessee 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 GRANTEE(S), her heirs and assigns forever; and the GRANTOR(S), does covenant with the said GRANTEE(S) that I am lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and I do further

DAVID HERRING, HUSBAND OF AMANDA HERRING, HEREBY JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF CONVEYING ANY AND ALL RIGHT, TITLE AND INTEREST HE MAY HAVE IN THE SUBJECT PROPERTY BY REASON OF HIS MARITAL STATUS OR OTHERWISE.

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 20tht day of May, 2010:

Amanda Mills Herring
Amanda Herring f/k/a Amanda L. Mills
former: Amanda L. Mills

David Herring

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the authorized undersigned, a Notary Public in and for said County and State, the within named AMANDA HERRING and husband, DAVID HERRING, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

former: Amanda L Mills

Witness my hand and official seal at Franklin, Tennessee, this 20th day of May, 2010.

Notary Public

My Commission Expires: 4/28/10

BRENDA FRANKS HALE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires April 28, 2013