BILL GARRETT, Davidson County
Trans:T20100035402 DEEDWARR
Recvd: 06/10/10 14:10 2 pgs
Fees:13.00 Taxes:525.40
20100610-0045226

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

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is
$142,000.00

Affiant

Subscribed and sworn to before me, this 28th day of May, 2010.

Notary Public

My commission expires:_____

KEITH H. SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
(Notary Stamp)

My Commission Expires May 26, 2013

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:
David R. McNeilly	**New Owner**	**Map 164, Group 06-0-A, Parcel 024.00CO**
3712 Davis Ford Road	**3712 Davis Ford Road**	
Maryville, TN 37840	**Maryville, TN 37840**	

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 limited liability company

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

David R. McNeilly and wife, Sandra McNeilly

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. 24 on the Final Plat of Autumn Glen, Section 1, a Condominium Regime, of record in Instrument No. 20020926-0117438, 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, composed of Bob Parks, John Harney, Joseph E. Boone, Jr., 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 Book11588, page 484, 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. 20021221-0153095, 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 24, 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 28th day of May, 2010.

Main Street Homes, LLC

By:_____
Bob Park, 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 Manager** of Main Street Homes, LLC and is authorized by said limited liability company to execute this instrument on its behalf.

Witness my hand, at office, this 28 day of May, 2010.

My Commission Expires:_____

_____
Notary Public

KEITH H. SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires May 26, 2013

File #: **100358KS**
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027