WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $79,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF AUGUST, 2010.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

LaTrece McAdoo State of Tennessee Notary Public My Comm. Exp. 3/3/2014 Davidson County

Box 13
#15839

THIS INSTRUMENT WAS PREPARED BY
Advantaeg Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Romayne Southon	Romayne Southon	162010CO5800CO
(NAME) 633 Hickory Glade Court	(NAME) 633 Hickory Glade Court Unit 58	
(ADDRESS) Antioch, Tennessee 37013	(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, Terry L. Settles, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Romayne Southon unmarried,, 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. 58 on the site plan of Phase II, Hickory Glade, of record in Book 6900, page 41, Amending Book 6250, page 888, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Terry L. Settles, by deed of record in Instrument No. 20050922-0114189, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of Terry L. Settles by David Adcock as his/her Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. *, in the Register's Office for Davidson County, Tennessee.

*20100820006587

unimproved ☐

This is improved ☒ property, known as 633 Hickory Glade Court Unit 58, 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:T20100051766 DEEDWARR
Recvd: 08/20/10 09:28 2 pgs
Fees:13.00 Taxes:292.30
20100820-0065872

Witness my hand this 17th day of August, 2010.

Terry L Settles by David Adcock attorney in fact

Terry L. Settles by David Adcock attorney in fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 17th day of August, 2010, before me personally appeared David Adcock, the person who executed the foregoing instrument on behalf of Terry L. Settles and who acknowledged that he executed the same as the free act and deed of the said Terry L. Settles, through Power of Attorney granted him by the said Terry L. Settles

Witness my hand and official seal at Nashville, Tennessee this 17th day of August, 2010.

Commission expires: 1-21-2013

Kasey Kelchner
State of Tennessee
Notary Public
My Comm. Exp. 1/21/2013
Rutherford County

Notary Public