BILL GARRETT, Davidson County
Trans:T20100074237 DEEDWARR
Recvd: 11/23/10 10:55 2 pgs
Fees:13.00 Taxes:650.83
20101123-0093767

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $175,900.00

Affiant

Subscribed and sworn to before me, this 19th day of November, 2010.

Notary Public

My commission expires:

DAVID R.A. ROETGER
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-21-2013

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
4711 Trousdale Dr. Suite 120
Nashville TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Joseph Neal Harrington **Vanessa Alana Harrington**	**Fifth Third Mortgage Company**	173160A26400 CO
3156 HIDDEN CREEK DRIVE	**5001 Kingsley Drive,MD:1MOCBQ**	
ANTIOCH, TN 37013	**Cincinnati OH 45227**	

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,

Richard Davis and Margaret Davis, husband and wife

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

Joseph Neal Harrington and Vanessa Alana Harrington , husband and wife

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 Lot 28, PHASE 5, HIDDEN CREEK, as shown on plat of record in Instrument No. 20060627-0076912, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Richard Davis and Margaret Davis, husband and wife by Warranty Deed from Beazer Homes Corp., a Tennessee Corporation, recorded on the 1st day of March, 2007 in Instrument No. 20070301-0025475, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters shown on the pan of record in Instrument No. 20060627-0076912, Register's Office for Davidson County, Tennessee.

This is improved (__X__) unimproved (____) property known as 3156 HIDDEN CREEK DRIVE, 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, 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 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 19th day of November, 2010.

Richard Davis

Margaret Davis

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, Richard Davis and Margaret Davis , the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of November, 2010.

Notary Public

My Commission Expires:

