File No. 210110079

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100074878 DEEDWARR
Recvd: 11/29/10 10:31 2 pgs
Fees:13.00 Taxes:403.30
20101129-0094617

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $109,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE.

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
Sidwell, Barrett, & Welch, PC
1604 Westgate Circle, Suite 3
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bryan Speight	Regions Bank	136-15-OA-039
(NAME)	(NAME)	
3405 Old Anderson Rd. Townhome 316	P.O. Box 2153	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Birmingham, AL 35287	
(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, **Monica H. Shine, an unmarried woman,** hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Bryan Speight, unmarried, and Eugene Speight and wife Teresa Speight, as tenants in common with right of survivorship,** hereinafter called the grantee(s), THEIR heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 39 on the PUD BOUNDARY & FINAL PLAT, PHASE 1, WATERCREST TOWNHOMES, A HORIZONTAL PROPERTY REGIME, as shown by plat of record in Plat Book 8250, Page 888, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Monica H. Shine, an unmarried woman by Warranty Deed dated August 12, 1999, from Pulte Homes Tennessee Limited Partnership and filed for record on August 16, 1999, in Deed Book 11620, Page 625, Register's Office for said County.

This conveyance is subject to:

All matters as set forth on the plat of record in Plat Book 8250, Page 888, Register's Office for Davidson County, Tennessee.

Gulf Interstate Gas Co. Easement and other matters as shown of record in Book 2875, Page 299, Register's Office for Davidson County, Tennessee.

Right - of - Way Easement to Gulf Interstate Gas Co. as shown of record in Book 2242, Page 139, Register's Office for said County. (Partial Release of Easement of record in Book 4438, Page 711, said Register's Office.)

Agreement for Dedication of Sanitary Sewer and/or Storm Drainage Easement as shown of record in Book 11433, Page 449, Register's Office for said County.

Charter of Homeowner's Association as shown of record in Book 10788, Page 546, Register's Office for Davidson County, Tennessee.

Quitclaim to Homeowner's Association as shown of record in Instrument No. 20000222-0017014, Register's Office for Davidson County, Tennessee.

Subject to Homeowner's Association Dues.

Restrictive Covenants of record in Book 10788, Page 553 and Amendment in Book 11158, Page 931, Register's Office for Davidson County, Tennessee.

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 3405 Old Anderson Rd. Townhome 316, 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), THEIR 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), 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 hands this 22 day of November, 2010

Monica H. Shine

Monica H. Shine

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Monica H. Shine the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 22 day of November 2010.

Commission expires: June 20, 2011

Notary Public

MICHELLE LEE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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RETURN TO:
Stewart Title Company
1604 Westgate Circle, Suite 3
Brentwood, TN 37027