WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20110033651 DEEDWARR
Recvd: 06/06/11 10:44 2 pgs
Fees: 13.00 Taxes: 629.00
20110606-0043127

APRIL G. NICHOLS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF Tennessee
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00

Angie McClanahan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 day of May 2011.

April G Nichols
Notary Public

MY COMMISSION EXPIRES: 6-12-11
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 1604 Westgate Circle, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
William A. McNeill Jr.	FAMC	182-01-A-079.00CO
(NAME)	(NAME)	
3217 Hidden Creek Drive	501 Corporate Centre Drive, # 400	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Franklin, TN 37067	
(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, **Kim D. Vaughan AKA Kim Vaughan Hollingsworth**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **William A. McNeill, Jr. and wife, Jill McNeill**, hereinafter called the GRANTEE(S), their heirs and/or 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 all of Lot No. 79, on the Plan of Sunset Hills, as shown by plat appearing of record in Instrument No. 20071220-0146323, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Kim D. Vaughan by Warranty Deed dated May 30, 2008, from Lake Forest Homes, Inc. and filed for record on June 9, 2008, Instrument No. 20080609-0059076, Register's Office for said County.

Subject to all matters as set forth on the plat of record in Instrument No. 20071220-0146323, Register's Office of said County.

Restrictive Covenants of record in Book 5894, Page 186, Instrument No. 20070605-0067129 and amendment in Instrument No. 20110203-0009586, Register's Office of said County.

Storm water Detention Agreement as shown of record in Instrument No. 20060406-0039475, Register's Office for said County.

Charter of the Sunset Hill's Homeowner's Association of record in Instrument No. 20070605-0067128, Register's Office for said County, .

QuitClaim Deed to the Homeowner's Association of record in Instrument No. 20080211-0013604, Register's Office for said County,

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 3217 Hidden Creek Drive, 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/or 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/or 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 hand this 27 day of May, 2011.

Kim Vaughan Hollingsworth, by John Thomas, HER ATTORNEY-IN-FACT
Kim Vaughan Hollingsworth, by John Thomas, her Attorney-in-Fact

State of Tennessee
County of Williamson

On this 27 day of May, 2011, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared John Thomas, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of Kim Vaughan Hollingsworth, and is authorized by her, and does hereby acknowledge the execution of this instrument on her behalf, by virtue of an instrument of record in Instrument No. 20110606 0043126 Register's Office of Davidson County, Tennessee.

Witness my hand and Official seal this 27 day of May, 2011.

Michelle Lee Reynolds
Notary Public
My Commission Expires: June 20, 2011

MICHELLE LEE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
1604 Westgate Circle
Brentwood, TN 37027