BILL GARRETT, Davidson County
Trans:T20110037617 DEEDWARR
Recvd: 06/23/11 09:34 2 pgs
Fees:13.00 Taxes:610.50
20110623-0048147

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $165,000.00

Affiant

Subscribed and sworn to before me, this 17th day of June, 2011.

Notary Public

My commission expires: May 16, 2015

CHRISTOPHER JACKSON Notary Public At Large RUTHERFORD COUNTY, TN

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:
Brandon Wayne Rigsby	**New Owner**	**Map 173, Group 15-0-A, Parcel 054.00CO**
1244 Bending Creek Drive		
Antioch, TN 37013		

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,

Matt Brian and Casy Brian, husband and wife

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

Brandon Wayne Rigsby

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 No. 54 on the Plan of Mill Run Subdivision, Phase 1, of record in Plat Book 11700, pages 27 and 28, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Matt Brian and wife, Casy Brian, by Warranty Deed, from Jonathan N. Bagwell and wife, Carroll D. Bagwell, of record in Instrument No. 20060824-0104468, Dated June 22, 2006, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 11700, pages 27 and 28, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 11675, page 472, amended in Instrument No. 20000215-00151152, Instrument No. 20020701-0079016 and Instrument No. 20021121-0144876, Register's Office for DAVIDSON County, Tennessee.
Charter for Home Owners Association of record in Instrument No. 19991207-0300674, Register's Office for DAVIDSON County, Tennessee.
Agreement for Greenway Easement of record in Instrument No. 20011024-0116286, Register's Office for DAVIDSON County, Tennessee.
Storm Water Detention Agreement of record in Instrument No. 20010405-0033586, Register's Office for DAVIDSON County, Tennessee.
Landscape Easement of record in Instrument No. 20010405-0033587, Register's Office for DAVIDSON County, Tennessee.
Deed to Home Owners Association of record in Instrument No. 20000217-0016180 and Instrument No. 20011219-0139987, Register's Office for DAVIDSON County, Tennessee.

Sewer and Drainage Easement to Metropolitan Government of record in Book 10448, page 188, Register's Office for DAVIDSON County, Tennessee.
Transmission Line Easement of record in Book 3933, page 359, Register's Office for DAVIDSON County, Tennessee.
By Laws of record in Book 11675, page 497, 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 property known as 1244 Bending 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 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.

Witness my/our hand(s) this 17th day of June, 2011.

Matt Brian

Casy Brian

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

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

Witness my hand, at office, this 17th day of June, 2011.

Notary Public

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 9/18/2012

File #: **110355JM**
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027