 (Notary Stamp)	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is $180,000.00 Affiant Subscribed and sworn to before me, this 18th day of July, 2011. Notary Public My commission expires:_____

Box 13
#16431

THIS INSTRUMENT PREPARED BY
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20110046790 DEEDWARR
Recvd: 08/02/11 09:39 2 pgs
Fees:13.00 Taxes:666.00
20110802-0059110

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Shavaughn Nicole Wright	~~New Owner~~ First Bank	**Map 183, Group 05-0-A, Parcel 299.00CO**
5560 Craftwood Drive	1639 Medical Center Pkwy Ste. 101	
Antioch, TN 37013	Murfreesboro TN 37129	

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,

Steevon Hunter, unmarried

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

Shavaughn Nicole Wright, 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 Lot No. 487 on the Plan of October Woods, Phase Four, Section 7-B, a Planned Unit Development, of record in Instrument No. 20000907-0088378, 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 Steevon Hunter, unmarried, by Warranty Deed, from Yazdian Construction, Inc., of record in Instrument No. 20011205-0134180, Dated November 30, 2001, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Instrument No. 20000907-0088378, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 9840, page 276, amended in Instrument No. 20001003-0097964, Register's Office for DAVIDSON County, Tennessee.
Restrictions of record in Book 5047, page 656 and Book 5047, page 661, Register's Office for DAVIDSON County, Tennessee.
Storm Water Detention Agreement of record in Book 11367, page 161, Register's Office for DAVIDSON County, Tennessee.
Charter for Home Owners Association of record in Book 9840, page 259, Register's Office for DAVIDSON County, Tennessee.
Sewer Easement of record in Book 960, page 427, Register's Office for DAVIDSON County, Tennessee.
Quitclaim Deed to Home Owners Association of record in Instrument No. 20001109-0111744, Register's Office for DAVIDSON County, Tennessee.
By Laws of record in Book 9840, page 267, 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 5560 Craftwood 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 18th day of July, 2011.

Steevon Hunter

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, Steevon Hunter , 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 18th day of July, 2011.

Vicki A. Holifield
Notary Public

My Commission Expires: 10-07-2014

VICKI A. HOLIFIELD
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

File #: **110408CD**
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027