3:35 (1)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $99,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF DECEMBER, 2011.

Notary Public

MY COMMISSION EXPIRES: 10-28-2015

(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20120000049 DEEDWARR
Recvd: 01/03/12 09:03 2 pgs
Fees:13.00 Taxes:369.63
20120103-0000340

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Closing & Title Services, Inc. 533 Rivergate Parkway, Goodlettsville, TN 37072-2027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
EVELYN RASHI	Guaranty Trust Company	MAP 175-06 A PAR 2500CO
(NAME) 908 BIRCHMILL POINT S	(NAME) 316 Robert Rose Drive	
(ADDRESS) ANTIOCH, TN 37013	(ADDRESS) Murfreesboro Tn 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, I, **DAVID P. HANESWORTH, MARRIED,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **EVELYN RASHI**, HEREINAFTER CALLED THE GRANTEE, HER 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, within the corporate city limits of the City of Antioch, and being described as follows, to wit:
Being all of Lot No. 25 (Twenty Five) on the plan of final Plat, Section 1, The Preserve at Old Hickory, "Cluster Lot Subdivision", according to plat and survey appearing of record in Instrument Number 20060824-0104545, of the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete detail of location and description of said lot.

Being the same property conveyed to DAVID P. HANESWORTH, married, by deed of record in Instrument No. 20080201-0010791, Register's Office for Davidson County, Tennessee, and by quitclaim deed from Carolyn Gay Hanesworth of record in Instrument No. 20100208-0009582, Register's Office for Davidson County, Tennessee.

This is not the principal residence of the Grantor.

This is the same legal description that was on the previous deed of record.

This conveyance is subject to the Declaration of covenants, conditions, and restrictions of record in Instrument No. 20060824-0104548 and in Instrument No. 20061208-0152023, said Register's Office; Easement to Tennessee Telephone Company of record in Instrument No. 20061013-0127087, said Register's Office; Easement to Colonial Pipeline of record in Book 4542, page 131, in Book 3616, page 453, in Book 3570, page 13, and in Book 3571, page 599, said Register's Office; Easement to First Suburban Water District of record in Book 4453, page 154, said Register's Office; Transmission Line Easements of record in Book 4425, page 582, and in Book 2346, page 378, said Register's Office; Declaration of Taking to United States of America (TVA) of record in Book 1335, page 609, and in Instrument No. 20021017-0127752, said Register's Office; Storm Water Detention Agreement of record in Instrument No. 20041103-0132562, said Register's Office; Charter of Homeowner's Association of record in Instrument No. 20060824-0104548, said Register's Office; Easement to TDS Telecom of record in Instrument No. 20061013-0127208, said Register's Office; All matters shown on the plat of record in Instrument No. 20060824-0104545, said Register's Office.

This is improved property, known as 908 BIRCHMILL POINT S, 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 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 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.

Rec- Clear Title

Witness my hand this 9th day of December, 2011.

DAVID P. HANESWORTH

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, in and for the said County and State, DAVID P. HANESWORTH the within named bargainor(s), with whom I am personally acquainted or proved to be on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 9th day of December, 2011.

Commission expires: 10-28-2015

LARRY D. CRAIG
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.

Notary Public