WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120051374 DEEDWARR
Recvd: 07/12/12 13:14 2 pgs
Fees:13.00 Taxes:255.30
20120712-0061335

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $69,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF JUNE, 2012.

Notary Public

MY COMMISSION EXPIRES: ~~July 29, 2013~~ May 15, 2014.

(AFFIX SEAL)

JAMES ALEXANDER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rosealind Owens	New Owner	162-01-0-B-23.00 CO
(NAME)	(NAME)	
444 Claircrest Drive		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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, WE, Helen R. Holtcamp and husband, Jack Holtcamp, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Rosalind Owens, 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:

Being Unit No. 23 on the Plan of Clairmont, Phase 2, as of record in Plat Book 6050, page 323, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Helen R. Holtcamp, married, by deed of record in Instrument Number 20060315-0029925 Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on Plan of Clairmont of record in Plat Book 6050, page 323, Register's Office for Davidson County, Tennessee. Stormwater Detention Easement of record in Book 6719, page 701, Register's Office for Davidson County, Tennessee. Subject to all matters on boundary plat of record in Book 6200, page 393, Register's Office for Davidson County, Tennessee. The conveyance is subject to Restrictions and By-Laws of record in Book 6988, page 542, amended in Book 7269, page 223; Book 7891, page 590; Book 8027, page 258; Book 8027, page 261; Book 8027; page 264; Book 8784, page 328; Book 6988, page 522, amended in Book 8108, page 913, and Book 8251, page 180, said Register's Office. Deed to Clairmont HOA of record in Book 8380, page 642, Register's Office for Davidson County, Tennessee. Charter of Clairmont HOA of record in Book 6988, page 536, Book 7960, page 128, Book 8168, page 430, and Book 8172, page 28, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 444 Claircrest 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 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.

Witness my hand this 29th day of June, 2012.

Helen R. Holtcamp by Terry DeSelms, attorney in fact

Jack Holtcamp by Terry DeSelms, attorney in fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 29th day of ~~April~~ June 2012 before me personally appeared Terry DeSelms, the person who executed the foregoing instrument on behalf of Helen R. Holtcamp and Jack Holtcamp, and acknowledged that he executed the same as the free act and deed of the said Helen R. Holtcamp and Jack Holtcamp, through Power of Attorney granted 04/5/12 by the said Helen R. Holtcamp and Jack Holtcamp.

Witness my hand and official seal at Franklin, Tennessee this 29th day of ~~April~~ June, 2012.

Commission expires: ~~July 29, 2013~~.

~~Tahira J. Pyszka.~~ Notary Public

Beth Hazelwood
State of Tennessee
Notary Public
My Comm. Exp. 3/3/2014
Davidson County