Prepared by:
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BILL GARRETT, Davidson County
Trans:T20120065569 DEEDWARR
Recvd: 08/31/12 13:31 2 pgs
Fees:13.00 Taxes:736.30
20120831-0079021

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $199,000.00

Affiant

Subscribed and sworn to before me, this 24th day of August 2012.

Notary Public
My commission expires: 9-9-14

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Address of New Owner:	Send Tax Bills to:	Tax Information
Charles E. Horton, Jr	PRMI	173-160A/110
3433 Chandler Cove Way	4750 West Wiley Post Way #200	
Antioch TN 37013	Salt Lake City, UT 84116	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Christoph Haefliger and wife Karen Haefliger hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Charles E. Horton, Jr an unmarried person hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 168 on the Plan of Hidden Creek Phase 1 Section 1 Phase Two and Three Section 1 of record in Instrument No. 20030213-0020016 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Christoph Haefliger and wife Karen Haefliger by deed from Justin W. Dennison and wife Patricia B. Dennison of record in Instrument No. 20061128-0146573 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2012 taxes, a lien which are not yet due and payable. 2) All matters appearing on plan of Hidden Creek Phase 1 Section 1 Phase Two & Three Section 1 of record in Instrument No. 20030213-0020016, Register's Office for Davidson County, Tennessee 3) Easements of record in Book 5460 Page 992 and Book 10348 Page 367 and Book 10348 Page 374 4) Covenants, conditions, restrictions reservations, easements liens for assessments, options powers of attorney, and limitations on title set forth in restrictions recorded in Instrument NO. 20020514-0059176 and amended in No. 20030313 Page 003781; No. 20050308-0025065; No. 20050930-0117904 and No. 20060828-0125538 and in any allied instruments(s) referred to in said restrictions. 5) Charter of Hidden Creek Homeowner's Association of record in Instrument No. 20030303-0027388 and amended in Instrument No. 20081230-0123265 6) By-Laws of Hidden Creek Homeowner's Association of record in Instrument No. 20030303-0027389 and amended in Instrument No. 20090908-0084136

This property is improved property known as 3433 Chandler Cove Way, Antioch, Tennessee 37013-0000

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 assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 29 day of August, 2012.

Christoph Haefliger

Karen Haefliger

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Christoph Haefliger and Karen Haefliger, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 29th day of August, 2012.

Notary Public

My Commission expires: 2/23/15

Amy Cross Notice
State of Tennessee Notary Public
Williamson County

FILE NO: 07234