Map 86-14A Parcel 113

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $51,150.00.

Cheryl E. Howard
AFFIANT

Subscribed and sworn to before me this 28th day of September, 1984.

Jane O. Grumke
NOTARY PUBLIC

My Commission Expires: October 19, 1986.

THIS INSTRUMENT PREPARED BY:
DOUGLAS R. BERRY, 917 Two Mile Parkway, Goodlettsville, Tn. 37072

ADDRESS NEW OWNER:
CHERYL E. HOWARD
113 Thistle Lane
Hermitage, Tn. 37076

SEND TAX BILLS TO:
FIRST INVESTMENT COMPANY
P. O. Box 749
Columbus, Ohio 43216

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, we, THOMAS W. GRUMKE and wife, JANE BARRY-GRUMKE, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto CHERYL E. HOWARD, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being Unit No. 113 on the Plan of Hermitage Meadows Subdivision, Stage One, of record in Book 5200, page 507, Register's Office for said County, to which said plan reference is hereby made for a complete legal description thereof.

Being part of the same property conveyed to Thomas W. Grumke and wife, Jane Barry-Grumke by deed from Nina Peek Sullivan, of record in Book 5962, page 229, Register's Office for Davidson County, Tennessee.

THE CONVEYANCE OF THE ABOVE PROPERTY IS MADE SUBJECT TO THE FOLLOWING:

1. Said premises are restricted by all of the requirements, conditions, easements, assessments, liens, uses, restrictions, limitations, burden and other undertakins, including the rights and interest of other lot owners within Hermitage Meadows; and including the requirement that all owners of lots in Hermitage Meadows be members of the Hermitage Meadows Homeowners' Association, subject to assessment for the payment of costs incident to the maintenance of the common areas, the improvements thereon, and the administrative expenses of the Association, and providing for a lien to secure the payment thereof which is secondary to any first mortgage all as contained in instruments executed by the Grantors and recorded in Book 6034, page 365, said Register's Office, which said instruments are included in this Deed by reference and made a part thereof the same as though copies herein verbatim.

2. Easements and minimum building setback lines, conditions of the Owner's Certificate and dedication of common areas as shown on the Plan of Hermitage Meadows Subdivision, State One, of record as aforesaid.

3. The fee title herein conveyed shall not extend beyond the individual lot lines or upon any roads which have been dedicated to the public, or upon any walkway, parks, playgrounds, or other common property, and the fee title to such common property (designated "Common Area" on the Plan of Hermitage Meadows Subdivision, Stage One) is vested in Hermitage Meadows Homeowners' Association for the common enjoyment of all members of said Association.

4. Easements for sanitary sewers and water lines granted Cumberland Utility District.

5. Taxes for the current year which have been prorated and assumed by the Grantee herein.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns forever; and we do covenant with the said Grantee 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/or assigns to warranty and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Thomas W. Grumke and wife, Jane Barry-Grumke, have caused their names to be affixed hereto on this 28th day of September, 1984.

THOMAS W. GRUMKE

JANE BARRY-GRUMKE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, Thomas W. Grumke and Jane Barry-Grumke, the within named bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this 28th day of September, 1984.

NOTARY PUBLIC

My Commission Expires: October 19, 1986.

NOTARY PUBLIC DAVIDSON CO.

153465

IDENTIF. REFERENCE

Oct 2 9 08 AM '84

DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 6394 PAGE 34

RECEIVED OF _____

FOR _____

CO -CONVEYANCE	CC -CERTIFIED COPY	MISC -MISCELLANEOUS
MO -MORTGAGE	REL -RELEASE	CO TX -STATE TAX CONVEY
WD -WARRANTY DEED	UCC -UNIFORM COMMERCIAL CODE	MO TX -STATE TAX MORT
TD -TRUST DEED		PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

51150.00- CAMT.
132.86 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 139.36-
5048A10/02/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 5 3 4 6 5

IDENTIF. REFERENCE

OCT 2 9 02 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 0073149