WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $82,500.00

Willa M. Hoffmann
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF ~~JULY, 2003~~.

Notary Public

MY COMMISSION EXPIRES: 1-23-06

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

Davidson County DEEDWARR
Recvd: 07/29/03 16:53 2pgs
Fees:13.00 Taxes:305.25

20030729-0106898

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Willa M. Hoffmann	Franklin Financial Mortgage, Inc.	Map 86
(NAME) 137 Thistle Lane	(NAME) 110 3rd Avenue North	Group 14-O-A
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Franklin Tennessee 37064	Parcel 137
(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, Robin Michelle Sawyer , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Willa M. Hoffmann, An Unmarried Person , 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. 137 Hermitage Meadows, Stage Two, as shown by plat of record in Plat Book 5200, page 682, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Robin Michelle Sawyer by deed from Andrew M. Clark and wife Roxayn H. Clark of record in Deed Book 7474, page 948, Register's Office for said County.

Restrictive Covenants of record in Deed Book 6034, Page 365, Register's Office of said County.

Deed to Homeowner's Association of record in Book 6158, Page 931, Register's Office for said County.

Plat sets out said property is subject to HOA.

Easement as shown of record in Deed Book 6164, Page 436, and Book 6837, Page 949, and Book 6339, Page 780, and Book 6716, Page 815, Register's Office for said County.

Deed to Homeowner's Association of record in Book 6209, Page 548, and Book 6668, Page 54, Register's Office for said County.

Charter for Homeowner's Association of record in Book 6034, Page 376, and Book 7466, Page 25, and Book 8275, Page 843, Register's Office for said County.

By-Laws of record in Book 6034, Page 365, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

unimproved ☐

This is improved ☒ property, known as 137 Thistle Lane, Hermitage, TN 37076

(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/our hand(s) this 25th day of July, 2003.

Robin Michelle Sawyer

Robin Michelle Sawyer

STATE of Tennessee
COUNTY of Wilson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Robin Michelle Sawyer the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 7/25/2003

My Commission Expires: 1-23-06

Notary Public

TRACEY TRUMPHOUR NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

File Number2306763
RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122