WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $112,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF AUGUST, 2003.

Notary Public

MY COMMISSION EXPIRES: 1-23-06

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 08/22/03 11:53 3pgs
Fees:18.00 Taxes:417.73
20030822-0122211

NOTARY PUBLIC AT LARGE WILSON CO. TENN.

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Blake Anderson	Decision One Mortgage Company, LLC	Map 87
(NAME) 4063 Farmingham Woods Drive	(NAME) 6060 J.A. Jones Drive, Suite 1000	Group 05-0-A
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Charlotte North Carolina 28287	Parcel 123
(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, Joan Lee Jackman and husband Gene Bobbitt Vaughan , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Blake Anderson and Wife, Cindy Anderson , 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 Lot No. 151 on the Plan of Farmingham Woods, Phase, III, as shown by plat of record in Plat Book 7900, page 554, 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 Joan Lee Jackman by deed from Phillips Builders, Inc. of record in Deed Book 9325, page 538, dated April 22, 1994, Register's Office for said County.

Being the same property conveyed to Joan Lee Jackman by deed from Phillips Builders, Inc. of record in Deed Book 9325, page 538, Register's Office for said County.

The said Joan Lee Jackman having since married is joined in this conveyance by her husband Gene Bobbitt Vaughan.

Charter for Homeowner's Association of record in Deed 8245, Page 768, Register's Office for said County.

Homeowners Association of record in Book 8245, Page 772, Register's Office for said County.

Plat sets out said property is subject to HOA.

This conveyance is subject to Restrictive Covenants of record in Deed Book 8351, page 8533, and Book 8423, Page 784, and Book 8702, Page 528, and Book 9006, Page 409, and Book 9006, Page 409, and Book 9006, Page 414, and Book 8238, Page 176, Register's Office for said County.

Plat sets out said property is subject to HOA.

This conveyance is subject to Restrictive Covenants of record in Deed Book 8351, page 8533, and Book 8423, Page 784, and Book 8702, Page 528, and Book 9006, Page 409, and Book 9006, Page 409, and Book 9006, Page 414, and Book 8238, Page 176, 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 4063 Farmingham Woods Drive, 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.

Gene Bobbitt Vaughan

Joan Lee Jackman

STATE of Virginia
COUNTY of Chesapeake

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

Witness my hand and Official seal this 15th day of August, 2003

My Commission Expires: 3-31-07

Notary Public

STATE of Virginia
COUNTY of York

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

Witness my hand and Official seal this 15th day of August, 2003

My Commission Expires: 7/31/06

Notary Public



File Number23080168
RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122