WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/02/03 10:51 2pgs
Fees:13.00 Taxes:645.65
20031002-0145502

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $174,500.00

Brandi Herndon
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF SEPTEMBER, 2003.

Notary Public

MY COMMISSION EXPIRES: 1·2306

(AFFIX SEAL)

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
Greg Herndon	Saxon Mortgage, Inc.	Map 108-12
(NAME) 1309 Timber Valley Drive	(NAME) 4880 Cox Road	Group B
(ADDRESS) Nashville, TN 37214	(ADDRESS) Glen Allen Virginia 23060	Parcel 35.00
(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,
Jeffery W. Piatt and Wife, Deidra L. Piatt, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
Greg Herndon and Brandi Herndon ,husband and wife, 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. 182, Harborview, as shown by plat of record in Plat Book 6900, page 756, 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.

Also known as 3488 Harborwood Circle, Nashville, TN 37214

Being the same property conveyed to Jeffery W. Piatt and Wife, Deidra L. Piatt by deed from Frank Batson Homes, Inc of record in Deed Book 9208, page 666, Register's Office for said County.

Restrictive Covenants of record in Deed Book 7471, Page 26, 7732/749, 8856/361, 7646/142, 8263/534, 7646/147, 8271/863, 7646/149, 8297/380, 7647/648, 8634/19, Register's Office of said County.

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

unimproved ☐

This is improved ☒ property, known as 1309 Timber Valley Drive, Nashville, TN 37214

(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 30th day of September, 2003.

Jeffery W. Piatt by Tammy Edwards Atty-in-Fact
Jeffery W. Piatt

Deidra L. Piatt by Tammy Edwards Atty-in-Fact
Deidra L. Piatt

STATE OF Tennessee
COUNTY OF Wilson

On this the 30th day of September, 2003, before me personally appeared Tammy Edwards, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Jeffery W. Piatt and Wife, Deidra L. Piatt, and who acknowledged that they executed the same as the free act and deed of the said Jeffery W. Piatt and Wife, Deidra L. Piatt by virtue of that Power of Attorney, duly executed by the said Jeffery W. Piatt and Wife, Deidra L. Piatt and appearing of record in Instrument Number *, of Register's Office of Davidson County, Tennessee.

*20031002-0145501

Witness my hand and official , this 30th day of September 30, 2003.

My Commission Expires: 11-16-05

Virginia L. Boyd
Notary Public

VIRGINIA L. BOYD NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

File Number23090213
RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122