23-1065

Register Return to:
Land Title South, Inc.
501 Corporate Centre Dr.
Suite 360
Franklin, TN 37067

Davidson County DEEDWARR
Recvd: 12/04/03 13:35 2pgs
Fees:13.00 Taxes:863.27

20031204-0174655

PREPARED BY:
Land Title South, Inc.
501 Corporate Centre Drive, Suite 360
Franklin, TN 37067

# WARRANTY DEED

**THIS INDENTURE** is made and entered into this **26th** day of **November, 2003** by and between **Blossom Trace, LLC** , herein after referred to as GRANTOR, and **Leonard E. Persinger and wife, Amanda Persinger** , herein after referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **Hermitage,** County of **Davidson,** State of Tennessee, more particularly described as follows:

**Being Lot no. 27 on the Plan of Blossom Trace, as of record in Plat book Number 200110250116872 and corrected in Instrument Number 2001092001017415, Register's Office for Davidson County, Tennessee, to which said plan reference is herby made for a more complete and accurate legal description.**

**Being part of the same property conveyed to Blossom Trace, LLC, a Tennessee limited liability company by Warranty Deed from Kent A. Biery and wife, Linda E. Biery dated May 30, 2001, of record in Instrument Number 20010605-0058126, Register's Office for Davidson County, Tennessee.**

**This conveyance is subject to the following:**

**1) All matters appearing on the plan of Blossom Trace (P.U.D.) of record in Instrument Number 200110250116872 (Corrected at Instrument Number 2001092001017415), the Register's Office for said County.**

**2) Restrictions contained in instrument of record in Instrument Number 200107240078292, Register's Office for said County.**

**3) By-Laws of record in Instrument Number 200107240078292, Register's Office for said county.**

**4) All easements, restrictions and other matters of record in said register's office.**

**This is improved/unimproved property known as: 1020 Tulip Blossom Drive, Hermitage, TN 37076**

**TO HAVE AND TO HOLD** said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Blossom Trace LLC
By: David Carter, Manager
Signature of Seller

**CORPORATE**
**STATE OF TENNESSEE )**
**COUNTY OF Williamson )**

Before me, Susan Harville, a Notary Public of said State and County aforesaid, personally appeared John David Carter with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself (or herself) to be Chief Manager of Blossom Trace, LLC, the within named bargainor, a corporation, and that he/she as such Chief Manager, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself (or herself) as Chief Manager.

Witness my hand and seal, at office in Franklin, this the **26th** day of **November, 2003.**

MY COMMISSION EXPIRES OCTOBER 21, 2007

Susan Harville
Notary Public

My Commission Expires:_____

SUSAN HARVILLE NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Name and Address of Property Owner:
**Leonard E. Persinger and Amanda Persinger**
**1918 Dunedin Drive, Old Hickory, TN 37138- 37138-4651**

Send Tax Statements to:
**Columbia National, Inc**
**7142 Columbia Gateway Drive, Franklin**

**map and parcel--075-12-0-E-013.00 CO**

## AFFIDAVIT OF VALUE

**STATE OF TENNESSEE**
**COUNTY OF Williamson**

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$233,315.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **26th** day of **November, 2003.**

MY COMMISSION EXPIRES OCTOBER 21, 2007

Susan Harville
Notary Public

My Commission Expires: _____

SUSAN HARVILLE NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

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