WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $84,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF FEBRUARY, 2004.

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: 03/02/04 16:39 2pgs
Fees:13.00 Taxes:314.13
20040302-0023784

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brandie M. Lord	First Horizon Home Loan Corporation	MAP 86-14
(NAME) 177 Thistle Lane	(NAME) 1555 W. Walnut Hill Lane, Suite 200	GROUP A
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Irving Texas 75038	PARCEL 177.00
(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, **MARSHA L. GREGORY BLACK AND HUSBAND GEORGE BLACK** , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRANDIE M. LORD, AN UNMARRIED WOMAN** , 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. 177, on the Plan of Stage Two, Hermitage Meadows, 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 Marsha L. Gregory, unmarried by deed from JUDITH S. BARNES, NOW BURCHETT of record in INSTRUMENT NUMBER 200009010086829, Register's Office for said County. Marsha L. Gregory now married now know as Marsha L Gregory Black

George Black joins in this conveyance to convey any and all rights he may have in this property.

This conveyance is subject to Restrictive Covenants of record in Deed Book 6034, page 365; Book 6209, page 548, Register's Office for said County.

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

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easement of record, (3) all subdivision / condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 177 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 27th day of February, 2004.

Marsha L. Gregory Black

Marsha L. Gregory
By: George Black, As attorney in fact

George Black

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 George Black the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that HE executed the within instrument for the purposes therein contained.

My Commission Expires: 1-23-06

NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF WILSON

On this the 27TH day of FEBRUARY, 2004, before me personally appeared George Black, 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 Marsha L Gregory Black, and who acknowledged that Marsha L Gregory Black executed the same as the free act and deed of the said Marsha L Gregory Black by virtue of that Power of Attorney, duly executed by the said Marsha L Gregory Black and appearing of record in INSTRUMENT NUMBER 20040302-0023783 of Register's Office of DAVIDSON County, TENNESSEE.

Witness my hand and official seal at MT JULIET, this 27TH day of FEBRUARY, 2004.

My Commission Expires: 1-23-06

Notary Public

File Number24020135
RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122