1st
Box 64

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF WILSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 10TH DAY OF MAY, 2004. Notary Public MY COMMISSION EXPIRES: . (AFFIX SEAL)

MARGARET JANE STUART NOTARY PUBLIC AT LARGE WILSON CO. TENN. COMMISSION EXPIRES 06/09/07

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

Davidson County DEEDWARR
Recvd: 05/11/04 10:53 2pgs
Fees:13.00 Taxes:425.50
20040511-0053704

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph Morton	Homecomings Financial	Map 74
(NAME) 185 Jacksonian Drive	(NAME) One Meridian Crossing Suite 100	Group 12-0
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Minneapolis, MN 55423	Parcel 40
(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,

David Wayne Wantland and wife Kathy Wantland ,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Joseph Morton and Wife, Carol Morton ,

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. 635 on the Plan of Hermitage Hills, Section Seven, as of record in Plat Book 3300, Pages 62 and 63, Register's Office for Davidson County, Tennessee.

Said Lot No. 635 fronts 80 feet on the northeasterly margin of Jacksonian Drive and runs back between lines, measuring 171.18 feet on the northwesterly side and 129 feet on the southeasterly side to a broken line in the rear on which it measures 92.4 feet.

Being the same property conveyed to David Wayne Wantland by Quitclaim Deed dated January 13, 2000 from William Carter Gregory of record in Instrument No. 20000131-0009806, Register's Office for Davidson County, Tennessee.

The said David W. Wantland is joined in this conveyance by his wife Kathy Wantland to convey any right, interest, and or title she may have to said property.

Restrictive Covenants of record in Book 3399, Page 446 and Book 3404, Page 165, Register's Office of 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 185 Jacksonian 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 10th day of May, 2004.

David Wayne Wantland

Kathy Wantland

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 David Wayne Wantland and Kathy Wantland the bargainor(s), 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 5/10/2004

My Commission Expires: 1-23-06 Tracey Trumphour
Notary Public



File Number2403555
RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122