# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/07/04 10:43 2pgs
Fees:13.00 Taxes:462.50

20040607-0066741

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Judith Kay Atkins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7

Sharon L. Rimmer
Notary Public

MY COMMISSION EXPIRES: 5-27-07
(AFFIX SEAL)

SHARON L. RIMMER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, 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 |
|---|---|---|
| Amanda C. Arledge | SunTrust Mortgage, INc. | Map 176 |
| (NAME) 6508 Wildgrove Drive | (NAME) 201 4th Avenue North/7th Floor | Group 05-A |
| (ADDRESS) Antioch, TN 37013 | (ADDRESS) Nashville, TN 37219 | Parcel 1 |
| (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, Daniel P. Renfroe, married , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Amanda C. Arledge, Unmarried , 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. 18, Hickory Woods Estates, Section "C", as shown by plat of record in Plat Book 6900, Pages 885, 886 and 887, 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 Daniel P. Renfroe, by Deed from Holigan Homes, Inc., dated November 8, 1995, filed for record on November 10, 1995, in Deed Book 9856, Page 644, Register's Office for Davidson County, Tennessee.

Spouse of Daniel P. Renfroe has never lived in this property as her residence.

Charter for Homeowner's Association of record in Book 9680, Page 319, Register's Office for said County.

Quit Claim Deed to Homeowner's Association of record in Book 9786, Page 923, 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 9678, page 187, and Book 9764, Page 44, Register's Office for said County.

By-Laws of record in Book 9678, Page 213, Register's Office for said County.

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 6508 Wildgrove Drive, Antioch, TN 37013

(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.

Daniel P. Renfroe

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 Daniel P. Renfroe the bargainor(s), 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 28th day of May, 2004

My Commission Expires: 1-23-06

Notary Public

**File Number2405340**

**RETURN TO:**
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Mt. Juliet, Tennessee 37122