Davidson County DEEDWARR
Recvd: 06/29/05 10:21 2 pgs
Fees:13.00 Taxes:399.23

20050629-0074743

WARRANTY DEED

B-CL-05-1008

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $107,900.00

Affiant

Subscribed and sworn to before me this 17th DAY OF June, 2005.

Notary Public

MY COMMISSION EXPIRES: 4-22-06

(AFFIX SEAL)

PATRICK MOORE NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lisa Lynch	Wells Fargo Bank, NA	
1008 Jacksons Valley Road	(NAME) 11301 Carmel Commons Blvd., Ste. 309	86-7-13
(ADDRESS) Hermitage, Tennessee 37076	(ADDRESS) Charlotte, NC 28226	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we DINAH CONNER, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto LISA LYNCH, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of Jackson' Retreat, Section One, Phase One, of record in Plat Book 5200, Page 286, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Dinah Conner, unmarried, by Deed dated September 28, 1995 and filed for record on October 19, 1995 in Book 9832, Page 445, Register's Office for Davidson County, Tennessee.

Subject to all matters as set forth per Plat Book 5200, Page 286, Register's Office for said County.

Homeowners Association Charter filed for record in Book 5745, Page 294, in the Register's Office for Davidson, Tennessee.

Restrictive Convenants of record in Deed Book 5676, Page 67 and Book 5741, Page 360, Register's Office of said County.

Amendment and Change Utility and Drainage Easements of record in Deed Book 5928, page 699, of the said Register's Office. Said easements have not been violated to date and any future violation thereof will not cause a forefeiture or reversion of title.

unimproved ( )
This is improved (X) property, known as 1008 Jacksons Valley Road, Hermitage, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 17th day of June, 2005.

Dinah Conner

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Dinah Conner, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th day of June, 2005.

Notary Public

My Commission Expires: 7/29/06

(SEAL)

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903