File No. 250901459

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/07/05 11:03 2 pgs
Fees:13.00 Taxes:582.75

20051007-0121290

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $157,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF OCTOBER, 2005.

MARY H. MCCLOUD NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

Notary Public

MY COMMISSION EXPIRES: November 22, 2008

(AFFIX SEAL) 7/10/07

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney
Southern Title Services
1517 Hunt Club Blvd., Suite 100
Gallatin, TN 37066

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donna Epperson	First Horizon Home Loan Corporation	034-07-0A-127.00
(NAME) 165 Harbor Village Drive	(NAME) 1555 W. Walnut Hill Lane, Suite 200	
(ADDRESS) Gallatin, Tennessee 37066	(ADDRESS) Irving, Texas 75038	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Martha J. Hickman, a single woman, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Donna Epperson, an unmarried woman, HEREINAFTER CALLED THE GRANTEE(S), her HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being all of Unit No. 106, on the Plan of Town Homes Property Line Exhibit of Harbor Village, Phase IV, A Horizontal Property Regime with Private Elements, Harbor Village Drive, as shown by plat appearing of record in Plat Instrument No. 20030611-0080857 amended in Instrument No. 20030723-0102986 and Instrument No. 20050120-0007505, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said unit.

Being part of the same property conveyed to Coleman Lake Partners, LLC by Warranty Deed dated August 28, 2002 of record in Instrument No. 20020904-0106320 and by Warranty Deed dated February 27, 2003 of record in Instrument No. 20030305-0029088 and by Quitclaim Deed dated June 10, 2003 of record in Instrument No. 20030611-0080856 and being part of the same property further conveyed to Newmark Homes, LP by Warranty Deed dated October 12, 2004 of record in Instrument No. 20041021-0126799 and being part of the same property further conveyed to Martha J. Hickman, a single woman by Warranty Deed dated December 21, 2004 of record in Instrument No. 20041228-0152825, Register's Office for Davidson County, Tennessee.

Declaration of Covenants, Conditions, and Restrictions and By-Laws of record in Instrument No. 20030611-0080857, Instrument No. 20030723-0102986 and Instrument No. 20050120-0007505; Charter for Homeowners' Association of record in Instrument No. 20030611-0080884; Storm Water Detention Agreement of record in Instrument No. 20021105-0135703 and Instrument No. 20021121-0144783; Sanitary Sewer and/or Storm Drainage Easement of record in Book 5589, Page 831 and Book 6861, Page 948; Agreed Order to Hendersonville Utility District of record in Book 5970, Page 679; all matters shown on the plan of record in Plat Instrument No. 20030611-0080857 amended in Instrument No. 20030723-0102986 and Instrument No. 20050120-0007505; all in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements 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 165 Harbor Village Drive, Madison, TN 37115
(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), her 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), her 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 6th day of October, 2005.

Martha J. Hickman

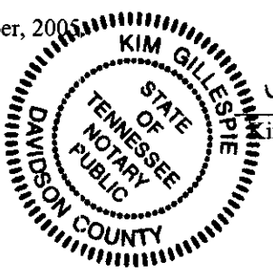
STATE OF TENNESSEE

COUNTY OF SUMNER

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

Witness my hand at office this 6th day of October, 2005.

Commission expires: November 22, 2008



Kim Gillespie

Kim Gillespie Notary Public

File Number: [redacted]1459

RETURN TO:

Southern Title Services
1517 Hunt Club Blvd., Suite 100
Gallatin, TN 37066