File No. 250900744

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/08/05 11:09 2 pgs
Fees:13.00 Taxes:499.50
20051108-0135216

KIM GILLESPIE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF NOVEMBER, 2005.

Notary Public

MY COMMISSION EXPIRES: November 22, 2008.

(AFFIX SEAL)

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
Michael Depass	Suntrust Mortgage, Inc.	034-07-0A-011.00
(NAME)	(NAME)	
603 Glenn Circle	1001 Semmes Avenue	
(ADDRESS)	(ADDRESS)	
Madison, Tennessee 37115	Richmond, Virginia 23224	
(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, Julieann Tello, unmarried, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael Depass and wife, Carrie Depass, HEREINAFTER CALLED THE GRANTEE(S), their 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. 11, on the Plan of Site Plan, Planned Unit Development, Phase I, Harbor Village, as shown by plat appearing of record in Plat Book 6250, Page 626, amended in Book 6900, Page 37, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said unit.

Being the same property conveyed to Julieann Tello, unmarried by Warranty Deed dated September 29, 1995 of record in Book 9816, Page 149, Register's Office for Davidson County, Tennessee.

Declaration of Covenants, Conditions, and Restrictions and By-Laws of record in Book 6628, Page 577, Book 6646, Page 543, Book 10672, Page 743 and Instrument No. 20010817-0089318; Charter for Homeowners' Association of record in Book 6635, Page 254; Sanitary Sewer and/or Storm Drainage of record in Book 5589, Page 831, Book 7121, Page 202 and Book 7026, Page 914; Easement to Hendersonville Utility District of record in Book 5970, Page 679; Deed to Homeowners' Association for common area of record in Book 8485, Page 966; all matters shown on the plan of record in Plat Book 6250, Page 626; 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 603 Glenn Circle, 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), 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 2nd day of November, 2005.

Julieann Tello

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 Julieann Tello, unmarried 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 2nd day of November, 2005.

Commission expires: ~~November 22, 2008~~ 11-22-08

Notary Public

KIM GILLESPIE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File Number: 250900744

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