File No. 250901275

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,900.00

Patricia Payne
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 18th day of November, 2005.

Sondra Kirby
Notary Public

MY COMMISSION EXPIRES: 1/20/08
(AFFIX SEAL)

SONDRA KIRBY NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY MY COMM. EXP.

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

Davidson County DEEDWARR
Recvd: 11/28/05 12:19 2 pgs
Fees:13.00 Taxes:517.63
20051128-0142784

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Garland Pittman	Garland Pittman	087-01-0-A-091.00 CO
(NAME) 3029 Glenboro Drive	(NAME)	
(ADDRESS) Hermitage, TN 37076	(ADDRESS)	
(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, **Tarah K. VanNuck, unmarried**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Garland Pittman, unmarried** HEREINAFTER CALLED THE GRANTEE(S), HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 113 on the Plan of Chesney Glen, Section 2, as of record in Plat Book 9700, Page 434, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Tarah K. VanNuck, unmarried by deed from Holly A. Nixon of record as instrument number 20030709-0094979, Register's Office for said County.

Restrictive Covenants of record in Deed Book 1028, Page 279; Deed Book 10449, Page 215; Deed Book 10449, Page 217; Deed Book 10578, Page 73; Deed Book 10640, Page 944; Deed Book 11374, Page 674; Register's Office of said County.

By-Laws as shown of record in Deed Book 10278, Page 279, Register's Office for said County.

Charter of Homeowner's Association as shown of record in Book 10290, Page 256, Register's Office for said County.

Stormwater Easement recorded in Book 10357 Page 915 as shown in the Register's Office of Davidson County, Tennessee.

Deed to HOA recorded in book 11577 and page 623 as shown in the Register's Office of 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 3029 Glenboro 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 GRANTEE(S), his/her/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), his/her/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 15th day of November, 2005.

Tarah K. VanNuck

STATE OF TENNESSEE

COUNTY OF Wilson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Tarah K. VanNuck, 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 at Mt. Juliet, Tennessee, this 15th day of November, 2005

Commission expires:

Notary Public

JESSICA TALBOTT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN

My Commission Expires MAY 24, 2008

File Number: 250901275

RETURN TO:
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122