File No. 251100324

WARRANTY DEED

JESSICA TALBOTT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAY 24, 2008

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $168,032.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF DECEMBER, 2005.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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

Davidson County DEEDWARR
Recvd: 12/09/05 10:34 2 pgs
Fees:13.00 Taxes:621.72
20051209-0148100

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sondra L. Jones	Countrywide Home Loans	086-0-0-B-127.00
(NAME)	(NAME)	
4061 Dodson Chapel Road Unit 127	801 Crescent Centre Drive	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Franklin, Tennessee 37067	
(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, Hermitage Developers, Inc., HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sondra L. Jones, an unmarried woman, 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 Unit # 127 on the Plan of Noel Cove Townhomes as of record in instrument no. 200309240141428, 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 part of the same property conveyed to Hermitage Developers, Inc. by QUIT CLAIM DEED from Dwight Holland of record in instrument no. 200212310162617, Register's Office for said County.

Subject to easements, restrictions and conditions, as set out in the Master Deed of record in instrument no. 200309240141428 in the Register's Office for Davidson County County, Tennessee.

Sewer Line Easement recorded as Book 4419 Page 227 as shown in the Register's Office of Davidson County, TN.

Easement to Suburban Water Utility District recorded as Book 11242, page 728 as shown in the Register's Office of Davidson County, TN.

Storm Water Easement recorded in instrument no. 200306170083356 as shown in the Register's Office of Davidson County, Tennessee

Deed to Metro recorded in Book 11629 and Page 240 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 Unit 127 4061 Dodson Chapel Road, 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 our hands this 7th day of December, 2005.

Hermitage Developers, Inc.

By: James D. Holland Pres.
James D. Holland, President

Attest:

STATE OF TENNESSEE

COUNTY OF WILSON

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared James D. Holland with whom I am personally acquainted and who upon his oath acknowledged himself to be the president of Hermitage Developers Inc. the within named bargainer, a corporation, and that, he as such president, being authorized to do executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by James D. Holland as such president .

Witness my hand this 7th day of December, 2005.

Commission expires: 1-24-09

CLYDE PAUL HOLLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

File Number: [redacted]0324

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