File No. 260301838

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/18/06 10:34 2 pgs
Fees:13.00 Taxes:351.50

20060418-0043988

KIM GILLESPIE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,000.00

Jennifer Putnam
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF APRIL, 2006.

Kim Gillespie
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
Jennifer L. Putnam	Countrywide Home Loans	086-14-OA 108.00
(NAME) 108 Thistle Lane	(NAME) 3011 Armory Drive	
(ADDRESS) Hermitage, Tennessee 37076	(ADDRESS) Nashville, Tennessee 37204	
(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, We, Patricia Ring Farris, (f/k/a Patricia Lynn Dobbs) and husband, Carl Farris HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jennifer L. Putnam, unmarried, 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:

A certain tract or parcel of land in Davidson County, Tennessee, being Unit No. 108, on the Plan of Hermitage Meadows Subdivision, Stage One of record in Book 5200, Page 507, of the Register's Office of Davidson County, Tennessee, to which said plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to Patricia Lynn Dobbs by Quit Claim Deed dated November 20, 1998 of record in Book 11225, Page 835, Register's Office for Davidson County, Tennessee.

Carl Farris joins in the execution of this instrument for the purpose of conveying any and all rights, title and interest he may have by reason of his marital status.

This conveyance is made subject to:
All matters shown on the plan of record in Book 5200, Page 507; all in the Register's Office for Davidson County, Tennessee.

Real property taxes for the year 2006 and thereafter, a lien not yet due and payable.

Declaration of Covenants, Conditions and Restrictions as of record in Book 6034, Page 365; By-Laws as of record in Book 6034, Page 383, Book 7660, Page 612 and in Instrument 200103270029002; Charter as of record in Book 6034, Page 376, Book 7466, Page 25 and Book 8275, Page 843; Easement for Trunk Sewer as of record in Book 4419, Page 230; Quit Claim to Home Owners Association for common area as of record in Book 6158, Page 931 and
Water and Sewer Easement as of record in Book 6164, Page 436, said Register's Office.

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 108 Thistle Lane, 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), 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 13th day of April, 2006.

Patricia Ring Farris

Patricia Ring Farris

Carl Farris

Carl Farris

STATE OF TENNESSEE

COUNTY OF SUMNER

KIM GILLESPIE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Patricia Ring Farris and Carl Farris the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 13th day of April, 2006.

Commission expires: November 22, 2008

Kim Gillespie

Kim Gillespie Notary Public

File Number: 260301838

RETURN TO:

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Gallatin, TN 37066