File No. 260301714

WARRANTY DEED

KIM GILLESPIE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

KIM GILLESPIE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $129,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF APRIL, 2006.

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

Davidson County DEEDWARR
Recvd: 04/25/06 10:02 2 pgs
Fees:13.00 Taxes:478.04

20060425-0046984

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cheryl S. Hall	New Century Mortgage Corp	150-12-O-00.300CO 003.00
(NAME) 3509 Mt. View Ridge Drive	(NAME) 3109 West Martin Luther King Bv	
(ADDRESS) Antioch, Tennessee 37013	(ADDRESS) Tampa FL 33607	
(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, James Deatrick* and Marty Penix,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Cheryl Hall, married, 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:

*unmarried **married

A certain tract or parcel of land in Davidson County, Tennessee, being all of Lot No. 3, Mt. View Subdivision, Section One, as shown by plat appearing of record in Plat Book 11700, Page 36, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to James L. Deatrick Jr. and Marty Penix by Substitute Trustee's Deed dated February 2, 2006 of record in Instrument 200602100016489, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:
All matters shown on the plan of record in Plat Book 11700, Page 36; 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 and By-Laws as of record in Instrument 200201080002714 and re-recorded in Instrument 200201220008596; Home Owners Association Charter as of record in Instrument 200201080002713; Quit Claim Deed to Home Owners Association for open space as of record in Instrument 200201290012295; Subject to Boundary Plat as of record in Plat Book 11190, Page 65 and Surveyors Certificate of Correction as of record in Instrument 200102070012283, 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 3509 Mt.View Ridge Drive, Antioch, TN 37013
(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 21st day of April, 2006.

Marty Penix

Marty Penix

James L. Deatrick Jr.

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 Marty Penix and James L. Deatrick Jr. 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 21st day of April, 2006.

Commission expires: November 22, 2008

KIM GILLESPIE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Kim Gillespie

Kim Gillespie Notary Public

File Number: 260301714

RETURN TO:

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