File No. 260300839

WARRANTY DEED

KIMIE PERRY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $132,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF APRIL, 2006.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 05/03/06 12:15 2 pgs
Fees:13.00 Taxes:491.73

20060503-0051194

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lauri Welch	JPMorgan Chase Bank, N.A.	Map 064160C05900
(NAME)	(NAME)	
807 Bexhill Court North	5409 Maryland Way, Suite 202	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Brentwood, Tennessee 37027	
(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, Brian A. Derrick and wife, Kathryn M. Thill Derrick, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lauri Welch, 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:

Being Lot No. 66 on the Plan of Wembley Downs, Section Three, as of record in Plat Book 8250, Page 108, 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 Brian A. Derrick and Kathryn M. Thill, both unmarried by deed from Timothy W. Blalock and Karen Scott Blalock, husband and wife of record in Instrument No. 200205280064166, Register's Office for said County. Kathryn M. Thill having since married and is now known as Kathryn M. Derrick.

Subject to all matters as set forth per Plat Book 8250, Page 108, Register's Office of said County.

Charter of Homeowner's Association as shown of record in Book 8404, Page 718, Register's Office for said County.

Deed to HOA of record in Book 8405, Page 408, Register's Office of said County.

By-Laws as shown of record in Deed Book 9522, Page 3498304623, Register's Office for said County.

Restrictive Covenants of record in Deed Book 8304, Page 623, Book 8447, Page 633, Book 8646, Page 529, Book 8587, Page 268, Book 8797, Page 915, Book 9522, Page 349, Register's Office of said County.

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 807 Bexhill Court North, 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 28th day of April, 2006.

Brian A. Derrick

Kathryn M. Thill Derrick

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 Brian A. Derrick and wife, Kathryn M. Thill Derrick, 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 4/28/2006.

My Commission Expires: April 7 2009

Notary Public

Laura A. Moore
State of Tennessee Notary Public
Sumner County

File Number: 260300839

RETURN TO:

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