File No. 260500552

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $158,900.00

Jennifer Raleigh
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF MAY, 2006.

Kim Gillespie
Notary Public

MY COMMISSION EXPIRES: November 22, 2008.
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 05/30/06 10:03 2 pgs
Fees:13.00 Taxes:587.93
20060530-0062838

KIM GILLESPIE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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
Darren Raleigh	SunTrust Mortgage, Inc.	86-3A-5.00 CO
(NAME) 117 Summit Run Place	(NAME) 201 4th Avenue N	
(ADDRESS) Hermitage, Tennessee 37076	(ADDRESS) Nashville, Tennessee 37219	
(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, I, **Julia Nina Forester, an unmarried person**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Darren Raleigh and wife, Jennifer Raleigh**, HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Summit Run, Phase One, as shown by plat of record in Plat Book 9700, Page 334, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to Julia Nina Forester by Warranty Deed from Thuy Vu and husband, Tan Hoang Nguyen as executed on 05/12/2005 and filed for record on 05/20/2005 in Instrument No. 20050520-0056945, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Julia Nina Forester by Warranty Deed from Thuy Vu and husband, Tan Hoang Nguyen as executed on 5/12/2005 and filed for record in 5/20/2005 in Instrument No. 20050520-0056945, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

Davidson County Taxes for the year 2006 and subsequent years, a lien, but not yet due and payable. Subject to all matters as set forth per Plat Book 9700, Page 334, Register's Office of said County. Restrictive Covenants of record in Book 10326, Page 683, and Book 10378, Page 251, as amended in Book 11499, Page 321,Register's Office of said County. This policy insures that said covenants have not been violated to date and any future violation thereof will not result in a forfeiture or reversion of title.

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 117 Summit Run Place, 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), 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), 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 25th day of May, 2006.

Julia Nina Forester

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 Julia Nina Forester 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 25th day of May, 2006.

Commission expires: November 22, 2008

Kim Gillespie Notary Public

KIM GILLESPIE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

File Number: 260500552

RETURN TO:
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Gallatin, TN 37066