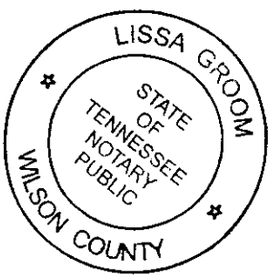
File No. 260500150

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF MAY, 2006.

Notary Public

MY COMMISSION EXPIRES: 12-30-08
(AFFIX SEAL)

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

Davidson County DEEDWARR
Recvd: 06/02/06 11:55 2 pgs
Fees:13.00 Taxes:447.33
20060602-0065110

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher Baron	Bank of America, 173	
(NAME)	(NAME)	
3810 Plantation Drive	9000 SOUTHSIDE BLVD BLDG 700	MAP/PARCEL 074-12-0-089.00
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	JACKSONVILLE, FL 32256	
(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, Danielle T. Winters-Davis, a married woman and Husband, Justin Davis,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Christopher Baron, and Wife, Amanda Baron**, 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:

Being Lot No. 541 on the Plan of HERMITAGE HILLS, Section Five, as of record in Plat Book 3300, Pages 1 and 2, 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 Danielle T. Winters, an unmarried woman by deed from Ken R. Mahoney, Married of record in Instrument No. 200406010063844, recorded June 1, 2004, Register's Office for said County.

The said Danielle T. Winters having since Married in now known as Danielle T. Winters-Davis

The said Justin Davis joins in this conveyance to convey any and all rights he may have in this property.

Restrictive Covenants of record in Deed Book 3222, Page 154, Register's Office of said County.

This conveyance is subject to any and all existing easements and restrictions of record.

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 3810 Plantation Drive, 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 30th day of May, 2006.

Danielle T. Winters-Davis

Danielle T. Winters-Davis

Justin Davis

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 Danielle T. Winters-Davis, an unmarried woman, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at MT JULIET, Tennessee, this 30TH day of May, 2006.

My Commission Expires:
April 7 2009

Notary Public

Laura A. Moore
State of Tennessee Notary Public
Sumner County

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Justin Davis, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at MT JULIET, Tennessee, this ____DAY OF May, 2006.

My Commission Expires:
April 7 2009

Notary Public

Laura A. Moore
State of Tennessee Notary Public
Sumner County

File Number: 260500150

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