File No. 260800702

# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/05/06 11:45 2 pg
Fees:13.00 Taxes:347.80

20060905-0109136

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $94,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF AUGUST, 2006.

Notary Public

My Commission Expires Jan. 15, 2008

MY COMMISSION EXPIRES: ~~June 22, 2009~~. 01-15-08

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
David W. Kious, Attorney - Southern Title Services
547 N. Mt. Juliet Rd., Suite 100
Mt. Juliet, TN 37122

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Anthony C. Allen | 1st Trust Bank for Savings | 086-14-0A-117.00 |
| (NAME) | (NAME) | |
| 117 Thistle Lane | P.O. Box17257 | |
| (ADDRESS) | (ADDRESS) | |
| Hermitage, TN 37076 | Memphis, TN 38187-0257 | |
| (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, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Ben F. Pierce Gore, unmarried,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Anthony C. Allen, unmarried,** HEREINAFTER CALLED THE GRANTEE, his 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 all of Unit No. 117, on the Plan of Stage Two, Hermitage Meadows, as shown by plat appearing of record in Plat Book 5200, Page 682, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said unit.

Being the same property conveyed to Ben F. Pierce Gore, unmarried by Warranty Deed dated May 17, 2002 of record in Instrument No. 20020522-0062311, Register's Office for Davidson County, Tennessee.

Declaration of Covenants, Conditions and Restrictions of record in Book 6034, Page 365; By-Laws of record in Book 6034, Page 383, Book 7660, Page 612 and Instrument No. 20010327-0029002; Homeowners' Association Charter of record in Book 6034, Page 376, Book 7466, Page 25 and Book 8275, Page 843; Quitclaim Deed to Homeowners' Association for common area of record in Book 6209, Page 548; Sewer and Water Main Easement of record in Book 6339, Page 780 and Book 6387, Page 949; Easement for Trunk Sewer of record in Book 4419, Page 230; all matters shown on plat of record in Plat Book 5200, Page 682, all in the Register's Office for Davidson County, Tennessee.

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 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, his heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 hands this 31st day of August, 2006.**

Ben F. Pierce Gore

Ben F. Pierce Gore

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 Ben F. Pierce Gore, 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 at office this 31st day of August, 2006.**

Commission expires: 9.22.07

Julia A Hirt Notary Public

JULIA A. HIRT seal
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

**File Number: 260800702**

**RETURN TO:**

Southern Title Services
547 N. Mt. Juliet Rd., Suite 100
Mt. Juliet, TN 37122