File No. 260901643

WARRANTY DEED

STATE OF Tennessee
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $134,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 27th DAY OF OCTOBER, 2006.

Notary Public

MY COMMISSION EXPIRES: 5.24.10

(AFFIX SEAL)

WILSON COUNTY TENNESSEE NOTARY PUBLIC STATE OF JENNIFER MARLIN

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

Davidson County DEEDWARR
Recvd: 11/08/06 10:02 2 pgs
Fees:13.00 Taxes:499.13
20061108-0138904

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tara Thompson	Tara Thompson	065-09-0-005.00
(NAME) 4872 Big Horn Drive	(NAME) SAME	
(ADDRESS) Old Hickory, TN 37138	(ADDRESS)	
(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, Fredda M. Lee, a single person, and Linda England, a single person, as joint tenants in common with right of survivorship, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tara Thompson, Married, HEREINAFTER CALLED THE GRANTEE(S), 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. 35, on the Plan of Section Two, Sherwood Forest, of record in Book 4300, Page 125, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Fredda M. Lee, a single person, and Linda England, a single person, as joint tenants in common with right of survivorship by deed from Patricia K. Heath of record in Deed Instrument 200608170101506 on 07/26/2006 and filed for record on 08/17/2006 , Register's Office for said County.

Subject to all matters as set forth per Plat Book 4300 and Page 125, Register's Office of said County.

Restrictive Covenants of record in Deed Book 4465 and Page 184, Register's Office of said County.

Restrictive Covenants of record in Deed Book 4482 and Page 427, Register's Office of said County.

Restrictive Covenants of record in Deed Book 4546 and Page 202, 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 4872 Big Horn Drive, Old Hickory, TN 37138
(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), 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), 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.

Fredda M. Lee

Linda England

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Fredda M. Lee and Linda A. England the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 27th day of October, 2006.

Commission expires: 5.24.10

JENNIFER MARLIN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public

File Number: 260901643

~~**RETURN TO:**~~

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

Return To:
Cornett Title Services
9005 Overlook Blvd
Brentwood, TN 37027