(1)

File No. 261000849

WARRANTY DEED

mail:

Southern Title Service
124 First Avenue South
Suite 102
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 12/05/06 14:55 2 pgs
Fees:13.00 Taxes:629.00

20061205-0150198

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00

Natasha Bellamy
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF DECEMBER, 2006.

Notary Public

MY COMMISSION EXPIRES: December 27, 2009. 1-10-10
(AFFIX SEAL)

MELANIE ANN CHAPMAN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires January 10, 2010

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney
Southern Title Services
124 1st Ave., S., Suite 100
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Melanie Ann Chapman	New Owner	063-16-0C-074
(NAME)	(NAME)	
5326 Southfork Blvd.		
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(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, **Norma Kay Slate, unmarried**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Melanie Ann Chapman, unmarried**, HEREINAFTER CALLED THE GRANTEE, HER 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. 74 on the Plan of Hermitage Springs Estates, Section Two, Phase One, a planned unit development of record in Instrument No. 20031031-0160338, Register's Office for said County, to which reference is made for a more complete description.

BEING the same property conveyed to NORMA KAY SLATE, unmarried, by Warranty Deed from CLASSIC HOMES BOS, LP, of record as Instrument No. 20050425-0045564, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on the plan of record in Plat Instrument No. 20031031060338 as amended as Instrument No. 200608150100265; Subject to Boundary Plat Instrument No. 200107030070299; Restrictive covenants contained in an instrument of record as Instrument No. 200012060120233, Instrument No. 200201300013464, Instrument No. 200310060147712, Instrument No. 200402260022056, Instrument No. 200310310160338, Instrument No. 200607030078830 and Instrument No. 200608150100265; By laws of record as Instrument No. 200107120074536 and Instrument No. 200308080113486; HOA Charter of record as Instrument No. 200107160075385 and Instrument No. 200201280011789; Ingress/Egress Easement of record in Book 6267, Page 296 and Book 6267, Page 298; Right to use spring initially set out in Book 5792, Page 639 and Book 5826, Page 95; Sanitary Sewer and/or Storm Drainage Easement of record in Book 10644, Page 186, Book 10644, Page 194, Book 10644, Page 190 and Book 10644, Page 117; Easement to first suburban water utility district of record in Book 8007, Page 232, Book 8007, Page 237, Book 8007, Page 240 and Book 8007, Page 248; all of record in Register's Office for Williamson 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 5326 Southfork Blvd., 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, her heirs and assigns forever; and we do covenant with the said GRANTEE 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, 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 hand this 1st day of December, 2006.

Norma Kay Slate

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **NORMA KAY SLATE**, with whom I am personally acquainted (or who 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 at office this 1st day of December, 2006.

Commission expires: ~~December 27, 2009~~ MOD 1-10-10

Notary Public

File Number: 261000849

RETURN TO:
Southern Title Services
124 1st Ave., S., Suite 102
Franklin, TN 37064

