File No. 270300520

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $126,900.00

Teresa S. Maston
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF MARCH, 2007.

Brandie A. Turner
Notary Public

MY COMMISSION EXPIRES: 9-19-10.
(AFFIX SEAL)

BRANDIE A. TURNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Davidson County DEEDWARR
Recvd: 03/22/07 10:06 2 pg
Fees:13.00 Taxes:469.53

20070322-0034793

THIS INSTRUMENT WAS PREPARED BY
Jerry Kennon, Attorney
Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kyler C. Wetherington	First Community Mortgage, Inc.	135160B136
(NAME) 676 Flintlock Court	(NAME) 1610 South Church Street, Suite A	
(ADDRESS) Nashville, TN 37217	(ADDRESS) Murfreesboro, 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(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Steven Sorrell and wife, Heather Sorrell,

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kyler C. Wetherington, A Single Man,

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. 136 of Woodridge at Nashboro Village, a Horizontal Property Regime located on Flintlock Court in Davidson County, Tennessee, together with Easements as shown on the plat of Woodridge at Nashboro Village, Nashboro Village – Tract 11 of record in Instrument Number 20021104-0134724 and Instrument Number 20030610-080281, 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. The easements, restrictive covenants, conditions and regulation imposed upon and relating to the apartments, property, co-owners and tenants of Woodridge at Nashboro Village, contained in the Declaration of Covenants, Conditions & Restriction of record in Deed Book 4827, Page 14, and Book 5469, Page 840, and Book 7751, Page 907, and Instrument Number 20021104-0134724, 20030610-0086281, and 20021106-0136459, Register's Office of said County are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Steven Sorrell and wife, Heather Sorrell by deed from Beazer Homes Corp. DBA Phillips Builders of record in Instrument Number 20031008-0149355, Register's Office for 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 676 Flintlock Court, Nashville, TN 37217
(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 hands this 19th day of March, 2007.

Steven Sorrell

Heather Sorrell

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 Steven Sorrell and wife, Heather Sorrell 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 19th day of March, 2007.

Commission expires: April 7, 2009

Notary Public

File Number: 270300520

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

Laura A. Moore
State of Tennessee Notary Public
Sumner County

Record & Return To:
Watauga Title of Rutherford Co., LLC
230 Glenis Dr., Suite 304
Murfreesboro, TN 37129