File No. 270400761

208

WARRANTY DEED

PLEASE RETURN TO:
AMTITLE & ESCROW, LLC
515 RIVERGATE PARKWAY, SUITE #111
GOODLETTSVILLE, TN 37072

DORIS COLEY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $159,900.00

D. Annette Maples
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF APRIL, 2007.

Doris Coley
Notary Public

MY COMMISSION EXPIRES: 9/21/09
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 05/01/07 12:03 2 pgs
Fees:13.00 Taxes:591.63

20070501-0051735

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney
Southern Title Services
1517 Hunt Club Blvd., Suite 100
Gallatin, TN 37066

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patricia T. Truempy	Regions Mortgage, Inc.	034-07-0A 139.00CO
(NAME) 139 Harbor Village Drive	(NAME) 2050 Parkway Office Circle	
(ADDRESS) Madison, Tennessee 37115	(ADDRESS) Birmingham, AL 35244	
(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, I, **Paula Brackeen, an unmarried woman**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Patricia T. Truempy, an unmarried woman and Jerry M. Duty, an unmarried 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:

A certain tract or parcel of land in Davidson County, Tennessee, being Unit No. 121, Town Homes Property Line Exhibit of Harbor Village, Phase IV, Revision 1, a Horizontal Property Regime, as shown on Exhibit C to Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 200306110080857 and amended in Instrument No. 200307230102986 and Instrument No. 200501200007505 in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for amore complete description of said property.

Being the same property conveyed to Paula Bracken, an unmarried woman by Warranty Deed dated January 30, 2004 of record in Instrument No. 200402050014124, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:
All matters shown on the plan of record in Instrument No. 200306110080857 and amended in Instrument No. 200307230102986 and Instrument No. 200501200007505; all in the Register's Office for Davidson County, Tennessee. Real property taxes for the year 2007 and thereafter, a lien not yet due and payable. Sewer Easement to Metropolitan Government of Nashville and Davidson County, Tennessee as of record in Book 5589, Page 831,
Restrictions as of record in Book 6628, Page 577, Book 6646, page 543, Book 10672, Page 743, Instrument No. 200306110080857, Instrument No. 200307230102986, Instrument No. 200108170089318 and Instrument No. 200501200007505, Storm Water Easement to Metropolitan Government of Nashville as of record in Instrument No. 200211050135703 and Instrument No. 200211210144783, Easement to Metropolitan Government of Nashville as of record in Book 7121, Page 202 and Harbor Village Homeowners Association, Incorporated, By-Laws as of record in Instrument No. 200702050014894, said Register's Office.

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 139 Harbor Village Drive, Madison, TN 37115
(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 person's 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 30th day of April, 2007.

Paula Brackeen

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Paula Brackeen 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 30th day of April, 2007.

Commission expires: November 22, 2008

KIM GILLESPIE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Kim Gillespie Notary Public

File Number: 270400761

RETURN TO:

AmTitle & Escrow
515 Rivergate Parkway, STE 111
Goodlettsville, TN 37072