(2)

File No. 270400054

[illegible] & Hubbard
[illegible] Crossroads Blvd. #105
Brentwood, TN 37027
615-377-3319

WARRANTY DEED

ALICIA R. HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES: OCTOBER 10, 2008

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF APRIL, 2007.

Notary Public

MY COMMISSION EXPIRES: June 22, 2009.

(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

Davidson County DEEDWARR
Recvd: 05/02/07 15:05 2 pgs
Fees:13.00 Taxes:407.00

20070502-0052651

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Karen M. Boyd	Karen M. Boyd	Map 86-14-0A
(NAME)	(NAME)	Parcel 246.00 CO
246 Thistle Lane	246 Thistle Lane	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Hermitage, TN 37076	
(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, **Jill Ann Pearl, unmarried,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Karen M. Boyd, 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 all of Unit No. 246, on the Plan of Hermitage Meadows Stage Three Subdivision as shown by plat appearing of record in Plat Book 6250, Page 300, 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 Jill Ann Pearl, unmarried by Warranty Deed dated June 18, 1999 of record in Book 11544, Page 668, Register's Office for Davidson County, Tennessee.

This property is subject to: 2007 real property taxes and every year thereafter; Restrictions of record in Book 6034, page 365, Book 6034, page 383, Book 7660, page 612, and in Instrument No. 20010327-0029002, said Register's Office; HOA Charter filed of record in Book 6034, page 376, Book 7466, page 25, and in Book 8275, page 843, said Register's Office; Utility line Easement to First Suburban Water Utility District filed of record in Book 6716, page 815, said Register's Office; Subject to any and all matters on plat of record filed in Plat Book 6250, page 300; 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 246 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, her 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, 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/our hands this 27th day of April, 2007.

Jill Ann Pearl by Richard E Pearl her Attorney in Fact

Jill Ann Pearl, by Richard E. Pearl, her Attorney in Fact

STATE OF TENNESSEE

COUNTY OF WILSON

On this 27th day of April 2007, before me personally appeared Richard E. Pearl, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the attorney-in-fact of Jill Ann Pearl, and is authorized by her, and does hereby acknowledge the execution of this instrument on her behalf, by virtue of an instrument of record in Instrument No 20070502-0052650, Register's Office of Davidson County, Tennessee.

Witness my hand at office this 27th day of April, 2007.

Commission expires: ~~June 22, 2009~~ 9.22.07

~~Linda V. Jones~~ Julia A. Hirt
Notary Public

(seal)

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

File Number: 270400054

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