File No. 270601141

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/02/07 09:43 2 pgs
Fees:13.00 Taxes:721.50
20070702-0078391

STATE OF TN
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF JUNE, 2007.

Notary Public

MY COMMISSION EXPIRES: 9-19-09

(AFFIX SEAL)

DAVID ROBERTSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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
Christopher Unick	WELLS FARGO HOME MTG.	098-05-0A-159.00CO
(NAME) 4012 Hailborough Way	(NAME) P.O. Box 11701	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) NEWARK, NJ 07101-4701	
(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, Charles E. Linville IV and Christi Linville, husband and wife, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Christopher Unick and Jessica Nyce, _____ 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. 117 on the Plan of Revision One, Section Five, Hampton Hall of record in Instrument Number 200007280074425, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Charles E. Linville IV and Christi S. Linville by deed from Beazer Homes Corp., DBA Phillips Builders, a Tennessee Corporation of record in Instrument Number 20010416-0037063, and filed for record on April 16, 2001, Register's Office for said County.

Subject to all matters as set forth per Instrument Number 200007280074425, Register's Office of said County.

Easement as shown of record in Deed Book 10584, Page 114, Register's Office for said County.

Restrictive Covenants as shown of record in Book 10278, Page 257, Book 10301, Page 184, Book 10444, Page 460, Book 10640, Page 967, Book 10956, Page 520, Book 11372, Page 852, Book 11573, Page 512 and Instrument Number 20000608-0057413, Register's Office for said County.

TOGETHER WITH AND SUBJECT TO the rights and obligations in and to the common areas as shown of record in Instrument Number 20000728-0074532, 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 4012 Hailborough Way, 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(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 28th day of June, 2007.

Charles E. Linville IV

Christi Linville

STATE OF TN

COUNTY OF WILSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Charles E. Linville IV and Christi Linville, husband and wife 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 they executed the within instrument for the purposes therein contained.

Witness my hand at office this 28th day of June, 2007.

Commission expires: 4/10/08

Notary Public

Rebecca Campbell
State Of Tennessee Notary Public
Sumner County

File Number: 270601141

RETURN TO:

Cumberland Title

13018 Lebanon Road, Suite 100

Mt. Juliet, TN 37122