File No. 270700933

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/01/07 16:08 2 pgs
Fees:13.00 Taxes:592.00

20070801-0091622

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF JULY, 2007.

Notary Public

MY COMMISSION EXPIRES: 12/09/08

(AFFIX SEAL)

DEVON SUTHERLAND STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.

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
Joseph Krumel	New Owner	064160D16800.CO
(NAME)	(NAME)	
2409 Pleasant Springs Lane		
(ADDRESS)	(ADDRESS)	
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(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Terri Burns, an unmarried woman, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joseph Krumel and wife, Giola Krumel, 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. 316 on the Plan of Section Three, Truxton Park, as shown by plat of record in Instrument No. 20011024-0116272, 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.

Being the same property conveyed to Terri Burns, an unmarried woman by Warranty Deed from Beazer Homes Corp., DBA Phillips Builders, a Tennessee Corporation, dated September 13, 2002, and of record in Instrument No. 20020918-0113660, Register's Office for said County.

Sanitary Sewer or Storm Drainage Easement as shown of record in Instrument No. 20001208-0121300, Register's Office for said County.

Storm Water Detention Agreement as shown of record in Instrument No. 20000824-0083612, Register's Office for said County.

Easements for Ingress/Egress as shown of record in Book 5699, Page 535, Register's Office for said County.

Utility Easement as shown of record in Book 4910, Page 838, Register's Office for said County.

Easement as shown of record in Book 7877, Page 328, Register's Office for said County.

QuitClaim Deed to Homeowner's Association for Common Area as shown of record in Instrument No. 20050311-0027266, Register's Office for said County.

Charter of Homeowner's Association as shown of record in Instrument No. 20001101-0108603, Register's Office for said County.

By-Laws as shown of record in Instrument No. 20001101-0108604, Register's Office for said County.

Restrictive Covenants of record in Instrument No. 20001011-0100896, Instrument No. 20001030-0107559, Instrument No. 20010522-0052910, Instrument No. 20020123-0009419 and Instrument No. 20020718-0086907, Register's Office of said County.

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 2409 Pleasant Springs 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(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 phrual, the phural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hands this 26th day of July, 2007.

Terri Burns

STATE OF Kansas
COUNTY OF Ford

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Terri Burns, an unmarried woman 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 she executed the within instrument for the purposes therein contained.

Witness my hand at office this 26th day of July, 2007.

Commission expires:

Cindy G. Trombley
Notary Public

NOTARY PUBLIC - State of Kansas
CINDY G. TROMBLEY
My Appt. Exp. 8-9-08

File Number: 270760933
RETURN TO:
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122