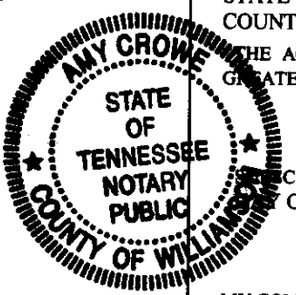
File No. 270800826

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/11/07 12:06 2 pgs
Fees:13.00 Taxes:325.60
20070911-0108964



STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $88,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF SEPTEMBER, 2007.

Notary Public

MY COMMISSION EXPIRES: 7-21-10

(AFFIX SEAL)

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
Kelly A. Ferguson	Veteran's Home Mortgage, Inc.	07511019300
(NAME)	(NAME)	
810 Bradley Place	2808 Shepperd Road	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Monkton, Maryland 21111	
(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,

Gregory Christman and Pat Christman, husband and wife,

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

Kelly A. Ferguson, unmarried

HEREINAFTER CALLED THE GRANTEE(S), HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 10A of the plan of Zone Lot Division Lots 4 thru 17, Meadows of Tulip Grove, Section One, as shown by plat of record in Plat Book 5200, Page 612, and amended in Plat Book 6231, Page 154 and Plat Book 6250, Page 363, 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 Gregory Christman and Pat Christman, husband and wife, by Warranty Deed from Household Financial Center, Inc., dated April 25, 2005, and of record in Instrument No. 20050427-0046889, Register's Office for said County.

Restrictive Covenants of record in Book 6291, Page 899, Register's Office of said County

This conveyance is subject to any and all existing easements and restrictions of record.

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 810 Bradley Place, 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), HER 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), 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 7th day of September, 2007.

X _____
Gregory Christman

_____
Pat Christman

STATE OF South Carolina
COUNTY OF Horry

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Gregory Christman and Pat Christman, 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 he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 7th day of September, 2007.

Commission expires: My Commission Expires January 29, 2011

_____
Notary Public

JAMES J. JACKSON NOTARY PUBLIC SOUTH CAROLINA

File Number: 270800826
RETURN TO:
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122