File No. 270900848

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00

Carla Hard
Affiant

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

Barbara T. Hodge
Notary Public

My Commission Expires October 10, 2009

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

BARBARA T. HODGE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Cumberland Title
216 Centerview Drive, Suite 139
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 10/01/07 10:10 2 pgs
Fees:13.00 Taxes:1221.00
20071001-0116310

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy R. Tracy	First Horizon Home Loans	171-04-0A 036.00
(NAME) 5304 Greystoke Drive	(NAME) P. O. Box 7481	
(ADDRESS) Brentwood, TN 37027	(ADDRESS) Springfield, OH 45501-7481	
(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, **MELINDA K. RIGSBY, AN UNMARRIED PERSON** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TIMOTHY R. TRACY AND WIFE, WENDY SUE TRACY**, 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. 81 on the Plan of Brownstone, Section One, as shown by plat of record in Plat Book 9700, page 496 and 497, 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 Melinda K. Rigsby by quitclaim deed from Ernest E. Rigsby, as shown of record in Instrument No. 20041006-0120528, Register's Office for said County.

Also being the same property conveyed to Ernest E. Rigsby and Melinda K. Rigsby, husband and wife by deed from Pulte Homes Tennessee Limited Liability Partnership, a Nevada limited partnership, as shown of record in Deed Book 11422, page 102, Register's Office for said County.

Subject to all matters as set forth per Plat Book 9700, Pages 496-497, Register's Office of said County.

Charter of Homeowner's Association as shown of record in Book 10659, Page 15, Register's Office for said County.

By-Laws as shown of record in Deed Book 10658, Page 995, Register's Office for said County.

Agreement in Book 10951, Page 689, 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 5304 Greystoke Drive, Brentwood, TN 37027
(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 September, 2007.

Melinda K. Rigsby

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Melinda K. Rigsby 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. 28th day of September, 2007

Commission expires: June 20, 2011

Notary Public

MICHELLE LEE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File Number: 270900848

RETURN TO:
Cumberland Title
216 Centerview Drive, Suite 139
Brentwood, TN 37027