File No. 270900896

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/03/07 11:00 2 pgs
Fees:13.00 Taxes:928.70

20071003-0117853

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $251,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE.

Notary Public

MY COMMISSION EXPIRES: 3-20-10

(AFFIX SEAL)

CAROL A. CLAWSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

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
Brenda J. Patterson	Brenda J. Patterson	097-16-0A-005.00
(NAME) 5521 Peninsula Park Landing	(NAME) 5521 Peninsula Park Landing	
(ADDRESS) Hermitage, TN 37076	(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, Lucretia Earheart, unmarried, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Brenda J. Patterson, 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. 60, First Revision The Peninsula Phase One, as shown by plat of record in Plat Book 9700, page 8, 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 Lucretia Earheart, unmarried by deed from J. Robert Blankenship, Unmarried of record in Instrument Number 200107180076281, Register's Office for said County.

Restrictive Covenants of record in Deed Book 9564, Page 693, Book 9754, Page 35, and Book 11258, Page 85, Register's Office of said County.

By-Laws as shown of record in Deed Book 11181, Page 371, and Book 10973, Page 39, and Instrument Number 200008220083193, and 200303130033780, Register's Office for said County.

Public Utility Easement as shown of record in Instrument Number 200103280029697, Register's Office for said County.

Sewer Easement as shown of record in Instrument Number 200104180038172, 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 5521 Peninsula Park Landing, 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.

Lucretia Earheart

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Lucretia Earheart, unmarried 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: 10-12-08

Notary Public

Kimie Perry
State of Tennessee Notary Public
Wilson Co.

File Number: 270900896

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

RETURN TO:
Homeland Title, LLC
1[illegible] General George Patton Dr.
Franklin, TN 37067