File No. 70742

PREPARED BY AND/OR RETURN TO:
Hallmark Title Company
100 Bluegrass Commons Blvd.
Suite 115
Hendersonville, TN 37075

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $121,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF OCTOBER, 2007.

Notary Public

MY COMMISSION EXPIRES: 11-22-08

(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Jesse L. Gideon | Countrywide Bank, FSB. | 052 13 0B 356.00 |
| (NAME) | (NAME) | |
| 2606 River Meade Way | 2595 W Chandler Blvd MS:6147 | Notary Seal present, but could not be reproduced. |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37214-1187 | Chandler, AZ 85224 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

Bill Garrett
Davidson County Register of Deeds

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Sabrina Talley, an unmarried person, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jesse L. Gideon and wife, Sara S. Gideon, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot 36 on the Plan of River Glen, Phase 7, of record in Instrument No. 20040212-0016958 and a part of the Horizontal Property Regime of River Glen, a horizontal property regime created under a Master Deed and By-Laws of record in Book 7566, Page 571, Register's Office for Davidson County, Tennessee, to which River Glen Phase 7 is submitted by Declaration of Submission of record in Instrument No. 20040713-0083147, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Sabrina Talley, an unmarried person by deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, dated October 25, 2004 and recorded on October 29, 2004 in Instrument No. 20041029-0130086, Register's Office, Davidson County, Tennessee.

All matters on the Plan of River Glen, Phase 7, of record in Instrument No. 20040212-0016958, said Register's Office.

Conveyance of Common Areas in River Glen, Phase 7 to River Glen Homeowner's Association, Inc. by Quitclaim Deed of record in Instrument No. 20040713-0083148, said Register's Office.

Master Deed for River Glen, a horizontal property regime, as of record in Book 7566, page 571, and By-Laws of River Glen Homeowner's Association attached thereto and as River Glen, Phase 7 is submitted by Declaration of Submission of record in Instrument No. 20040713-0083147, said Register's Office.

Water and Sanitary Sewer Easements of record in Book 7061, page 196, said Register's Office.

Stormwater Detention Agreement of record in Instrument No. 20010816-0088874, said Register's Office.

Subject to easements of record in Book 7296, page 484, Book 11030, page 731 and Book 3961, page 681, said Register's Office.

Charter of River Glen Property Owner's Association of record in Instrument No. 20020425-0051348, said Register's Office.

All matters appearing on Plans of record in Plat Book 6900, pages 650, 651 and Page 671, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 2606 River Meade Way, Nashville, TN 37214-1187

(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

Davidson County DEEDWARR
Recvd: 11/06/07 14:33 2 pgs
Fees:13.00 Taxes:447.70
20071106-0131083

File No. 70742
Witness my hand this 31st day of October, 2007.

Sabrina Talley

Sabrina Talley

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sabrina Talley, an unmarried person, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 31st day of October, 2007.

Commission expires:

11-22-08




Notary Public

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds