File Box 30

File No. 271100468

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $278,500.00

Rhonda Batey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF NOVEMBER, 2007

Jennifer Marie Crowell
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JENNIFER MARIE CROWELL STATE OF TENNESSEE NOTARY PUBLIC LEWIS COUNTY

Jennifer Marie Crowell
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
April 19, 2010

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
216 Centerview Drive, Suite 139
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 11/27/07 08:52 2 pgs
Fees:13.00 Taxes:1030.45

20071127-0137419

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kathleen L. Alberts	Regions Bank D/B/A Regions Mortgage	172-05-0B
(NAME)	(NAME)	104.00
240 Sterling Oaks Place	P.O. Box 2153	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Birmingham, AL 35287	
(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, **MARK L. MEREDITH AND SPOUSE, VALERIE R. MEREDITH**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ALFRED K. ALBERTS AND JANE T. ALBERTS, HUSBAND AND WIFE AND KATHLEEN L. ALBERTS , AN UNMARRIED WOMEN AND NATHAN G. JACOBS, UN UNMARRIED MAN**, 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. 36 on the Final Plat of Sterling Oaks, Phase II, as of record in Plat Book 11190, Page 141, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Mark L. Meredith and spouse, Valerie R. Meredith by deed from Regina A. Arnts, unmarried of record in Instrument number 20060119-0007433, Register's Office for said County.

Said property previously conveyed to Regina A. Arnts, an unmarried person by deed from Pulte Homes Tennessee limited partnership of record in Instrument number 2000306-0021769, Register's Office for said County.

Subject to all matters as set forth per Plat Book 9700, Page 770 and Plat Book 11190, page 141, Register's Office of said County.

Sewer Easement as shown of record in Deed Book 7250, Page 755, Register's Office for said County.

Restrictive Covenants of record in Deed Book 10951, Page 547; Book 11514, page 959, Register's Office of said County.

Charter of Homeowner's Association as shown of record in Book 10951, Page 540, Register's Office for said County.

Quitclaim deed to HOA for open space as shown of record in Instrument number 20050510-0052774, Register's Office for 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 240 Sterling Oaks Place, 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.

Mark L. Meredith

Valerie R. Meredith

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 Mark L. Meredith and spouse, Valerie R. Meredith 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. 20th day of November, 2007

Commission expires:
June 20, 2011

Notary Public

File Number: 271100468

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

MICHELLE LEE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY