File No. 271100791

WARRANTY DEED

Please Return To
REALTY TITLE & ESCROW
4721 ANDREW JACKSON PKWY
HERMITAGE, TN 37076

Davidson County DEEDWARR
Recvd: 12/05/07 13:25 2 pgs
Fees:13.00 Taxes:514.30

20071205-0140850

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,000.00

Amanda Vaughn
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF NOVEMBER, 2007.

Notary Public

MY COMMISSION EXPIRES: 06/23/2010
(AFFIX SEAL)

JUDY J. LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney
Southern Title Services
1535 W. Northfield Blvd., Suite 16
Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jonathan Greer	Wilson Bank & Trust	176-05-0B-040.00CO
(NAME)	(NAME)	
5328 Sunnyvale Drive	210 Commerce Street	
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013	Smyrna, TN 37167	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, I, **CLIFFTON J. PRESTON, MARRIED**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JONATHAN R. GREER AND SHAWNTA L. SHARBER, JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**, 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:

Land in Davidson County, Tennessee, being all of Lot No. 135, on the Plan of Hickory Woods Estates, Section C, as shown by plat appearing of record in Plat Book 6900, Pages 885-887, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Cliffton J. Preston by Warranty Deed dated June 22, 2005 of record in Instrument No. 20050622-0071513, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
Declaration Covenants, Conditions & Restrictions and By-Laws of record in Book 9678, page 187 and Book 9764, Page 44, as amended in Instrument #200012070120450 and 200310100150800; Charter of Homeowner's Association as shown of record in Book 7857, Page 87, Book 7876, Page 67, and Book 9680, Page 319; Subject to Boundary Plat of record in Book 6900, Page 884; Quitclaim Deed to Homeowners Association for Open Space of record in Book 9786, Page 923; Hickory Woods Estates Rules and Regulations of record in Instrument #200106140062709, Instrument #200106140062710 and Instrument #200110150111957; Transmission Line Easement of record in Book 9632, Page 973; Sewer Easement of record in Book 9790, Page 311, Book 8169, Page 564 and Book 8169, Page 571; Waterline Easement of record in Book 8169, Page 579 and Book 8169, Page 588; Gasline Easement of record in Book 5897, Page 209; All matters shown on the plan of record in Plat Book 6900, Pages 885-887; all in the Register's Office for Davidson County, Tennessee.

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.

Holly Preston, spouse of Cliffton J. Preston, joins in conveying any marital interest she may have in subject property.

unimproved ☐

This is improved ☒ property, known as 5328 Sunnyvale Dr., Antioch, TN 37013
(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.

Witness our hands this 30th day of November, 2007 .

Clifton J. Preston

Holly Preston

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Cliffton J. Preston and wife, Holly Preston, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the persons described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 30th day of November, 2007.

Commission expires: 5/18/08

Notary Public

Rebecca A. Dobson
State of Tennessee
Notary Public

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