File No. 280200125

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/29/08 10:33 2 pgs
Fees:13.00 Taxes:673.40
20080229-0020069

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $182,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF FEBRUARY, 2008.

Notary Public

MY COMMISSION EXPIRES: 7-19-09

(AFFIX SEAL)

DAVID ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Amy P. Skelley	First Horizon Home Loans, a Division of First Tennessee Bank, NA	Map 098-02-0A-155.00
(NAME)	(NAME)	
305 Hallford Court	3600 Mansell Road	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Apharetta, GA 30028	
(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, Peggy Thigpen and husband, Donald Thigpen, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Amy P. Skelley, unmarried, 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:

Land in Davidson County, Tennessee, being Lot No. 113, on the Plan of Section Five, Hampton Hall, of record in Plat Instrument #20000728-0074425, said Register's Office, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Peggy Thigpen and husband, Donald Thigpen by Deed dated December 28, 2004 from Kathryn Robbins, a widow of record in Instrument #20050107-0003004, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

Subject to all matters as set forth per Plat Instrument #200007280074425 Register's Office of said County.

Restrictive Covenants of record in Deed Book 10278, Page 257; 10301/184; 10444/460; 10640/947; 200006080057413, Register's Office of said County.

Charter of Homeowner's Association as shown of record in Book 10290, Page 261, Register's Office for said County.

Quitclaim Deed to HOA for Open Space as shown of record in Instrument No. 200007280074532, Register's Office for said County.

Storm Water Easement as shown of record in Deed Book 10584, Page 114, 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 305 Hallford Court, 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 28th day of February, 2008.

Peggy Thigpen

Donald Thigpen

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 Peggy Thigpen and husband, Donald Thigpen 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 February, 2008.

Commission expires: 10-12-08

Notary Public

Kimie Perry
State of Tennessee Notary Public
Wilson Co.

File Number: 280200125

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