Davidson County DEEDWARR
Recvd: 03/10/08 11:50 2 pgs
Fees:13.00 Taxes:721.13

20080310-0023917

File No. 280200918

WARRANTY DEED

BOX 50-B RETURN TO:
PREPARED BY:
BANKERS NATIONAL TITLE CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $194,900.00

Peggy Mann Williams
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF MARCH, 2008.

Janice H. Collins
Notary Public

MY COMMISSION EXPIRES: 11/14/09
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Erik T. Rumbaugh	Countrywide Bank, FSB	173-09-0A-302.00
(NAME)	(NAME)	
819 Hobbit Lane	3011 Armory Dr. Ste. 120	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37204	
(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, Troy Grivna and wife, Erin Grivna (a/k/a Erin Hillstrom), HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Erik T. Rumbaugh, an unmarried man, HEREINAFTER CALLED THE GRANTEE(S), HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 269 on the Plan of Phase Four, Lenox Village, as shown by plat of record in Instrument No. 20040806-0094784, 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 Troy Grivna, an unmarried man and Erin Hillstrom, an unmarried woman by Warranty Deed dated from Signature Properties, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20050603-0063631, Register's Office for said County.

Subject to all matters as set forth per Instrument No. 20040806-0094784, Register's Office of said County.

Storm Water Detention Agreement as shown of record in Instrument No. 20020408-0042676, Register's Office for said County.

Sanitary Sewer Easement as shown of record in Instrument No.20030923-0140666, Register's Office for said County.

Charter of Homeowner's Association as shown of record in Instrument No.20020412-0045831, Register's Office for said County.

Subject to easements, restrictions and conditions, as set out in the Master Deed of record Instrument No. 20020315-0032825 in the Register's Office for said County.

Restrictive Covenants of record in Instrument No.20020315-0032826, 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 819 Hobbit Lane, Nashville, TN 37211
(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), HIS 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), HIS 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 6th day of March, 2008.

Troy Grivna

Erin Grivna (a/k/a Erin Hillstrom)

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 Troy Grivna and wife, Erin Grivna 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 6th day of March, 2008.

Commission expires: June 20, 2011

Notary Public

MICHELLE LEE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File Number: 280200918

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