File No. 280400220

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/28/08 08:54 2 pgs
Fees:13.00 Taxes:954.60
20080428-0042704

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $258,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 24TH DAY OF APRIL, 2008.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

DANA PLEASON NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

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
Jo Anne Roning	Jo Anne Roning	Map 098-06-0A-035.00
(NAME) 1434 Bridgecross Pkwy.	(NAME) SAME	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) ,	
(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, Christopher Jay Servais and wife, Lisa Servais, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Jo Anne Roning, Married, 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:

BEING Lot No. 32, on the Final Plat of Phase I, Section "A", Bridgewater, as shown by plat of record in Plat Instrument No. 200511040133897 and corrected in Instrument No. 200606080067981, 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 Christopher Jay Servais and wife, Lisa Servais by Deed dated 03/31/2006 from The Jones Company of Tennessee, L.L.C. of record in Deed Instrument No. 20060407-0040480, Register's Office for said County.

Restrictive Covenants of record in Deed Instrument No. 200510240128043, Register's Office of said County.

Easement as shown of record in Deed Book 1291, Page 99; 1318/28, Register's Office for said County.

Stormwater Easement as shown of record in Deed Instrument No. 200502220019150, Register's Office for said County.

Charter of Homeowner's Association as shown of record in Instrument No. 200602230021110, 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 1434 Bridgecross Pkwy., 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 24th day of April, 2008.

Christopher Jay Servais

Lisa Servais

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 Christopher Jay Servais and wife, Lisa Servais 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 24th day of April, 2008.

Commission expires: 11/27/09

Notary Public

JUDY REED
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

File Number: 280400220

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