Davidson County DEEDWARR
Recvd: 05/22/08 14:08 2 pgs
Fees:13.00 Taxes:571.65

20080522-0052691

File No. 280401610

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $154,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF MAY, 2008.

Notary Public

MY COMMISSION EXPIRES: ~~June 22, 2009~~ 06/21/11

(AFFIX SEAL)

STACY N. RING
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
David W. Kious, Attorney - Southern Title Services
547 N. Mt. Juliet Rd., Suite 100
Mt. Juliet, TN 37122

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Paula J. Webb | New Owner | Map 087-01-0A<br>Parcel 087.00CO |
| (NAME) | (NAME) | |
| 3028 Glenboro Drive | | |
| (ADDRESS) | (ADDRESS) | |
| Hermitage, TN 37076 | | |
| (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, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Cora N. Brennan, married (formerly known as Cora B. Napial)**, hereinafter called the grantor, have bargained and sold, and by these presents do transfer and convey **unto Paula J. Webb, unmarried**, hereinafter called the grantee, 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 all of Lot No. 129 on the Plan of Section Two Chesney Glen, a Residential P.U.D., as of record in Plat Book 9700, Page 434, 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 Cora B. Napial by Warranty Deed dated August 28, 1998 from Beazer Homes Corp. dba Phillips Builders, and filed of record in Book 11097, Page 796, Register's Office for Davidson County, Tennessee. The said Cora B. Napial now known as Cora N. Brennan.

This property is subject to: County of Davidson taxes for the year 2008 and subsequent years; Covenants, Conditions and Restrictions as set forth in Book 10278, Page 279; Book 10449, Page 215; Book 10449, Page 217; Book 10528, Page 73; Book 10640, Page 944; HOA Charter filed of record in Book 10290, Page 256, said Register's Office; Quitclaim Deed to HOA for common area filed of record in book 11577, Page 623, said Register's Office; Stormwater Easement as shown of record in Book 10357, Page 915, Register's Office for Davidson County; Subject to all matters as set forth per Plat Book 9700, Page 215; Plat Book 9700, Page 434; all in the Register's Office of Davidson County, Tennessee.

Michael Brennan, spouse of Cora N. Brennan, hereby joins in this conveyance for the purpose of conveying to the Grantee any and all interest that he may have in said property, including but not limited to the marital interest.

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 3028 Glenboro Drive, 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, her heirs and assigns forever; and I do covenant with the said GRANTEE that I Am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, 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 hand this 13 day of May, 2008.**

Cora N. Brennan, by Michael Brennan, her Attorney in Fact

STATE OF TENNESSEE

COUNTY OF WILSON

On this 13 day of May, 2008, before me personally appeared Michael Brennan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained, and who further acknowledged that he is the attorney-in-fact of Cora N. Brennan, and is authorized by her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Instrument No. 20080522-0052090 Register's Office of Davidson County, Tennessee.

**Witness my hand at office this 13 Day of May 2008.**

Commission expires: June 22, 2009

Linda V Jones Notary Public

LINDA V. JONES STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

(seal)

**File Number: 280401610**

**RETURN TO:**

Southern Title Services
547 N. Mt. Juliet Rd., Suite 100
Mt. Juliet, TN 37122