File No. 280501235

WARRANTY DEED

LAURA A. MOORE STATE OF TENNESSEE NOTARY PUBLIC SUMNER CO.

STATE OF TN
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $152,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF JUNE, 2008.

Notary Public

MY COMMISSION EXPIRES: April 7 2009

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Cumberland Title
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 06/17/08 15:28 3 pgs
Fees:18.00 Taxes:562.40
20080617-0062479

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chad Burgess	Home Loan Center, Inc DBA Lending Tree Loans	086-08-0A-006.00CO
(NAME)	(NAME)	
216 Cahaba Drive	163 Technology Drive	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Irvine, CA 92618	
(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, Thomas C. Bitzer and Kelly J. Bitzer, husband and wife, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Chad Burgess, unmarried and Judith Maxwell, unmarried hereinafter called the grantee(s), 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 Lot No. 409 on the Final P.U.D. Plan Phase II, Camden Woods, as of record in Plat Book 6900, Page 735, as amended in Book 8091, Page 795, 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 Thomas C. Bitzer and Kelly J. Bitzer, husband and wife by Deed dated 5/28/2008 from Catherine Raybourn and Alan W. Raybourn of record in Instrument No. 20020528-0064060, Register's Office for said County.

Subject to all matters as set forth per Plat Book 6900, Page 735 and amended in Book 8091, Page 795, Register's Office of said County.

Restrictive Covenants of record in Deed Book 7620, Page 561, Book 7657, Page 580 and Book 7675, Page 926, Register's Office of said County.

By-Laws as shown of record in Deed Book 7620, Page 583, Register's Office for said County.

Charter of Homeowner's Association as shown of record in Book 7661, Page 32, 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 216 Cahaba 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(S), THEIR 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), 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 my/our hands this 4th day of June, 2008.

Thomas C. Bitzer

Kelly J. Bitzer

STATE OF TN

COUNTY OF WILSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Thomas C. Bitzer and Kelly J. Bitzer, husband and wife 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 they executed the within instrument for the purposes therein contained.

Witness my hand at office this 4th day of June, 2008.

Commission expires: April 7, 2009

LAURA A. MOORE STATE OF TENNESSEE NOTARY PUBLIC SUMNER CO.

Notary Public

File Number: 280501235

RETURN TO:

Cumberland Title

13018 Lebanon Road, Suite 100

Mt. Juliet, TN 37122

CERTIFICATE OF AUTHENTICITY

I, Mandy Alsup, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Attorney or Custodian

Cumberland Title

STATE OF TENNESSEE

COUNTY OF Wilson

Personally appeared before me, Jessica Talbott, a notary public for this county and state Mandy Alsup, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

(SEAL)

JESSICA TALBOTT
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 04/15/2012

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