File No. 280200102

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/20/08 09:15 3 pgs
Fees:18.00 Taxes:360.38
20080620-0063524

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $97,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF JUNE, 2008.

Notary Public

MY COMMISSION EXPIRES: 11/22/09

(AFFIX SEAL)

JUDY REED
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD 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
John L. Smith II	Right Mortgage Company	
(NAME) 1028 Brittany Park Drive	(NAME) 106-B West Hill Drive	MAP/PARCEL 162-12-0A-104.00CO
(ADDRESS) Antioch, TN 37013	(ADDRESS) Lebanon, TN 37087	
(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, **I, Sheri Prosser, a married woman**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **John L. Smith II, a single man**, 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:

Being Lot No. 104 on the Plan of BRITTANY PARK, Phase 1B, First Revision, as of record in Plat Book 9700, Page 610, 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 Sheri Prosser by Trustee's Deed dated 1/23/2008 from Aaron Squyres as Successor Trustee for Mary Jean Clark of record in Instrument No. 20080130-0009493, recorded 1/30/2008, Register's Office for said County.

Restrictive Covenants of record in Deed Book 10016, Page 870, Deed Book 10772, Page 988, Instrument No. 200210250130771, Register's Office of said County.

Charter of Homeowner's Association as shown of record in Book 10016, Page 900, Register's Office for said County.

Quit Claim to Charter of Homeowner's Association as shown for common area of record in Book 10789, Page 173, Register's Office for said County.

Storm water detention agreement of record in Deed Book 8174, Page 198, Deed Book 9938, Page 753, Register's Office of said County.

Subject to Boundary plat of record in Deed Book 7900, Page 998, Register's Office of said County.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

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 1028 Brittany Park Drive, Antioch, TN 37013

(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 hand this 16th day of June, 2008.

Sheri Prosser

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Sheri Prosser, a married woman, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Mt Juliet, Tennessee, this 6/16/2008.

My Commission Expires: 11/22/09

Notary Public

JUDY REED
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

File Number: 280200102

RETURN TO:

Cumberland Title
13026 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, Lissa Groom, 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.

WILSON COUNTY
LISSA GROOM
STATE OF TENNESSEE
NOTARY PUBLIC
(SEAL)

Notary Public

My Commission Expires: 12/30/2008

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