WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/01/08 09:28 2 pgs
Fees:13.00 Taxes:754.80

20080801-0078788

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $204,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF JULY, 2008.

Notary Public

MY COMMISSION EXPIRES: May 22, [illegible]

(AFFIX SEAL)

MARK A. ELLMORE JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Mark A. Ellmore, Attorney at Law, 1909 Lebanon Road, Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael R. Torborg	Volunteer Trust Mortgage Corp.	164-10-A-2.00
(NAME)	(NAME)	
3667 Hamilton Church Road	301 S. Perimeter Park Dr. Ste 125	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Kenneth W. Meroney,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Michael R. Torborg and wife, Chong S. Torborg,

HEREINAFTER CALLED THE GRANTEES, 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. 2 on the Final Plat, Phase One, Marhaden Pointe, a Residential PUD Subdivision of record in Instrument 20060907-0110477, Register Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being part of the same property conveyed Kenneth W. Meroney by Warranty Deed from Sara Marie Serritelli, dated 5-31-96 of record in Book 10087, page 657, Register's Office for Davidson County, Tennessee.

Taxes for 2008 and subsequent years, a lien, but not yet due and payable.

Subject to any and all matters shown on the plan of record in Instrument No. 20060907-011477, Register's Office for Davidson County, Tennessee

Subject to DCCR of record in Instrument No. 20060616-0071819, Register's Office for said County.

Subject to Stormwater Detention Agreement of record in Instrument No. 20060224-0021731, Register Office for said County.

Subject to Charter of HOA of record in Instrument No. 20060616-0071818, Register's Office for said County.

Subject to 25' Joint Access Easements, Site Distance Easement and PUD of record in Instrument No. 20060907-0110477, Register's Office for said County.

This conveyance is subject to any and all restrictions, easements and building setback lines of record.

unimproved ☐
This is improved ☒ property, known as 3667 Hamilton Church Road, 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 29th day of July, 2008.

Kenneth W. Meroney

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, the within named Kenneth W. Meroney, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 29th day of July, 2008.

Commission expires: May 22, 2010

Mark A. Ellmore, Jr. Notary Public

