File No. 280601300

WARRANTY DEED

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

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $169,750.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: April 7 2009

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 08/04/08 10:18 2 pgs
Fees:13.00 Taxes:628.08

20080804-0079803

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
Brian Liggett	First Tennessee Home Loans, a division of First Tennessee Bank National Association	Map 075-11-0-009.00
(NAME)	(NAME)	
633 Highland View Court	1555 W. Walnut Hill Lane	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Irving, TX 75038	
(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, **Lara Zikovich Tobbe, married**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Brian Liggett**, an unmarried man, hereinafter called the grantee(s), HIS heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 428 on the Plan of SECTION 2, HIGHLANDS OF TULIP GROVE, as shown by plat of record in Plat Book 4675, Page 93, 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 Lara Zikovich, unmarried by Warranty Deed dated January 24, 2003, from William G. Chaffin of record in Instrument No. 20030127-0010575, Register's Office for said County.

The subject property is not a marital residence.

Subject to all matters as set forth on the plat of record in Plat Book 4675, Page 93, Register's Office of said County.

Restrictive Covenants of record in Book 4793, Page 157 and Book 4880, Page 375, Register's Office of 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 633 Highland View Court, 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), HIS 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), HIS 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 July, 2008.

Lara Zikovich Tobbe

Anthony Zikovich
as Att'y in fact

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Anthony Zikovich, with whom I am personally acquainted and show proved himself/herself to be the Attorney in fact of Lara Zikovich Tobbe, the bargainor, and who, being authorized to do so, acknowledged he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand at office this 24th day of July, 2008.

Commission expires: April 7 2009

Notary Public

File Number: 280601300

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

Record & Return To:
Bosch Title, LLC
5252 Hickory Hollow Parkway,
Suite 1015
Antioch, Tennessee 37013

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