File No. 280800014

WARRANTY DEED

Record & Return to
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 08/22/08 08:29 2 pgs
Fees:13.00 Taxes:462.50
20080822-0086279

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Mary Lynne O'Neal
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF AUGUST, 2008.

M. L. Hickernell
Notary Public

MY COMMISSION EXPIRES: 8-9-09
(AFFIX SEAL)

M. L. HICKERNELL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

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
Mary Lynne O'Neal	CWB Mortgage Ventures, LLC dba Commerce Union Mortgage	Map 075-12F-072.00
(NAME)	(NAME)	
735 Tulip Grove Rd. Apartment 221	P.O. Box 961206, FWTX-22	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Fort Worth TX 76161-0206	
(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, **Glen E. Dishman and Vickie L. Dishman, husband and wife**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Mary Lynne O'Neal, unmarried** hereinafter called the grantee(s), HER heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Being Unit No. 221, also known as Tax Parcel 72 on the Plan of Tulip Cove Townhomes, Phase 1, as shown on Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions, as of record in Instrument number 20050525-0059119, 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 Glen E. Dishman and Vickie L. Dishman, husband and wife by Deed dated June 15, 2006 from Marquis Homes, LLC of record in Instrument number 20060620-0073602, Register's Office for said County.

Easement as shown of record in Deed Book 10413, Page 841 and Instrument number 20040609-0068086, Register's Office for said County.

Restrictive Covenants of record in Instrument number 20050525-0059119 and 20080103-0000699, 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 735 Tulip Grove Rd. Apartment 221, 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), HER 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), 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/our hands this 18th day of August, 2008.

Glen E. Dishman by George L. Thomas III atty. in fact
Glen E. Dishman

Vickie L. Dishman by George L. Thomas III atty in fact
Vickie L. Dishman

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, George L. Thomas, III, with whom I am personally acquainted and show proved himself/herself to be the Attorney in fact of Glen E. Dishman and Vickie L. Dishman, husband and wife, 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 18th day of August, 2008.

Commission expires: 11-28-09

Tracey
Notary Public

File Number: 280800014

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Mt. Juliet, TN 37122

PLACE NOTARY SEAL BELOW
STATE OF TENNESSEE NOTARY PUBLIC
WILSON CO. TN