File No. 280800494

WARRANTY DEED

LINDA V. JONES
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $166,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF SEPTEMBER, 2008.

Notary Public

MY COMMISSION EXPIRES: June 22, 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: 09/15/08 10:13 2 pgs
Fees:13.00 Taxes:614.20
20080915-0093978

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marilyn J Hardy	New South Federal Savings Bank	Map 176-05-0A Parcel 031.00 SI
(NAME)	(NAME)	
6713 Birchbrook Drive	213 Overlook Circle	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Brentwood, TN 37027	
(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, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **William J. Robichaud, unmarried,** hereinafter called the grantor, have bargained and sold, and by these presents do transfer and convey unto **Marilyn J. Hardy, unmarried,** hereinafter called the grantee, her 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. 48, Hickory Woods Estates, Section "C", as shown on plat of record in Plat Book 6900, Pages 884 thru 887, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to William J. Robichaud, an unmarried person, by Warranty Deed from Holigan Family Investments, Inc. d/b/a Holigan Homes, Inc., dated July 9, 1996, recorded July 12, 1996 in Book 10119, Page 423, Register's Office for Davidson County, Tennessee.

This property is subject to: Davidson County Taxes for the year 2008 and subsequent years, ; Restrictive Covenants of record in Deed Book 7823, Page 857, Book 7876, Page 75 (previously recorded in Book 7857, Page 94), Book 9678, Page 187, Book 9764, Page 44; Amendment to the Bylaws of Hickory Woods Estates Homeowners Association, Inc. of record in Instrument Number 20001207-0120450; Hickory Woods Estates Rules and Regulations of record in Instrument Number 20010614-0062709 and in Instrument Number 20011015-0111957; Subject to all matters as set forth on the plat of record in Plat Book 6900, Page 884-887; all in the Register's Office for Davidson County, Tennessee.

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 6713 Birchbrook 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, her heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, 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 hand this 12th day of September, 2008.

William J. Robichaud

STATE OF TENNESSEE

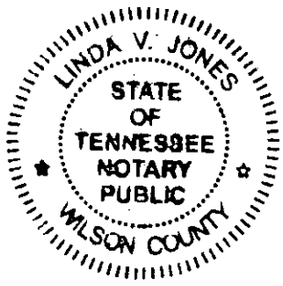
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named William J. Robichaud, 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 at office this 12th day of September, 2008.

Commission expires: June 22, 2009

Linda V Jones Notary Public



(seal)

File Number: 280800494

RETURN TO:

Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122