File No. 280900385

WARRANTY DEED

JESSICA TALBOTT
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 $144,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF SEPTEMBER, 2008.

Notary Public

MY COMMISSION EXPIRES: 4-15-12 (AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 09/25/08 14:56 3 pgs
Fees:18.00 Taxes:532.80
20080925-0097753

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
Ian J. Feyk	USAA Federal Savings Bank	87-5-A-080.00
(NAME)	(NAME)	
5712 Briarwick Court	10750 McDermott Freeway	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	San Antonio, TX 78230	
(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, **Marcus Pollard and Sarah M. Pollard, husband and wife**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Ian J. Feyk and Kristen J. Tsetsi, husband and wife**, 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:

Land in Davidson County, Tennessee, being Lot No. 81, Final Plat Farmingham Woods, Phase II, Section 2, as shown on plat of record in Plat Book 7900, Page 424, in the Register's Office, Davidson County, TN, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Marcus Pollard and Sarah M. Pollard, husband and wife by Warranty Deed dated April 5, 2007 from Daniel Decker and Lisa Decker, husband and wife as recorded in Instrument No. 20070411-0043320, Register's Office for Davidson County, Tennessee.

Subject to boundary plat as recorded in Plat Book 7900, Page 173, Register's Office for said County.

Subject to all matters as set forth on the plat of record in Plat Book 7900, Page 424 , Register's Office of said County.

Restrictive Covenants of record in Book 8238, Page 176, Book 8351, Page 533, Book 8447, Page 635 and Book 8702, Page 528, Register's Office of said County.

Storm Water Easement as shown of record in Book 8199, Page 852, Register's Office for said County.

Charter of Farmingham Woods Homeowner's Association as shown of record in Book 8245, Page 768, Register's Office for 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 5712 Briarwick 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), 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/our hands this 23rd day of September, 2008.

Marcus Pollard

Sarah M. Pollard

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Marcus Pollard and Sarah M. Pollard, husband and wife the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 23rd day of September, 2008.

Commission expires:

4-15-12

Notary Public

JESSICA TALBOTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

File Number: 280900385

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

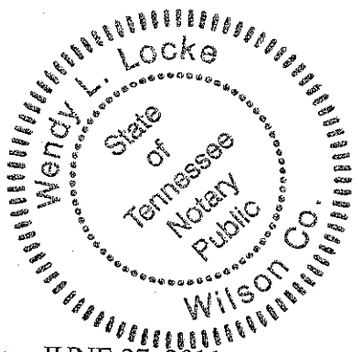
CUMBERLAND Title

STATE OF TENNESSEE

COUNTY OF

Personally appeared before me, WENDY L. LOCKE, 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.

(SEAL)



Notary Public

My Commission Expires: _JUNE 27, 2011_____

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