File No. 281200150

WARRANTY DEED

ELAINE PHELPS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 3, 2012

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 9/3/2012
(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: 12/30/08 14:18 3 pgs
Fees:18.00 Taxes:592.00
20081230-0123550

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph M. Siano	REGIONS BANK DBA REGIONS MORTGAGE	Map 064-16-0D Parcel 226.00CO
(NAME) 3109 Remmington Park Court	(NAME) 2050 OFFICE PARKWAY CIRCLE	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) BIRMINGHAM, AL 35244	
(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, Lashanda Pickens Morris, a married woman and Husband Jeffery L. Morris**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Joseph M. Siano and wife, Lauren H. Siano**, 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. 128, Section Four, Truxton Park, of record in Instrument No. 20020528-0064435, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Lashanda T. Pickens, unmarried, by Warranty Deed from Beazer Homes Corp. dba Phillips Builders of record in Instrument 20030326-0039967, dated March 21, 2003 and filed for record on March 26, 2003, Register's Office for Davidson County, Tennessee. The said Lashanda T. Pickens, now known as Lashanda Pickens Morris.

The said Lashanda T. Morris having since married is joined in this conveyance by her Husband, Jeffery L. Morris to waive any and all interest he may have in said property.

Restrictions and Bylaws of record in Instrument 200010300107559, Instrument 200011010108604, Instrument 200205060055597, Instrument 200207180086907, Register's Office for Davidson County, Tennessee

Subject to a Sewer Easement of record in Instrument 200012080121300, Register's Office for Davidson County, Tennessee.

Subject to a Stormwater Easement of record in Instrument 200205240063322, Register's Office for Davidson County, Tennessee.

Quitclaim Deed for open space to Truxton Park Homeowners Association, Inc. of record in Instrument Number 200503110027269, Register's Office for Davidson County, Tennessee.

Charter for Truxton Park Homeowners Association, Inc. of record in Instrument Number 200011010108603, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

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 3109 Remington Park 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 29th day of December, 2008.

Lashanda Pickens Morris

Jeffery L. Morris

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 Lashanda Pickens Morris and Husband, Jeffery L. Morris, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office this 29th day of December, 2008.

Commission expires: 11.28.09

Notary Public

File Number: 281200150

RETURN TO:

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

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON CO. TN

I, Catherine H. Gwyn, 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 to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Catherine H. Gwyn who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 09/18/2011

Notary's Seal

