File No. 281100437

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $107,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF DECEMBER, 2008.

Notary Public

MY COMMISSION EXPIRES: October 23, 2012.

(AFFIX SEAL)

KIM GILLESPIE NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Stewart Title of Tennessee, Inc.
Sidwell, Barrett, & Welch, PC
100 Bluegrass Commons Blvd., Suite 2180
Hendersonville, TN 37075

Davidson County DEEDWARR
Recvd: 01/02/09 09:48 2 pgs
Fees:13.00 Taxes:395.90
20090102-0000098

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rebecca Gayle Sisk	Regions Bank d/b/a Regions Mortgage	086-11-)B-023.00CO
(NAME)	(NAME)	
429 Raintree Place, Unit 7-3	2050 Parkway Office Circle	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	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, **Jeffrey Thomas Howard and Thomas R. Howard and Sandra D. Howard**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Rebecca Gayle Sisk, an unmarried person, 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:

LAND in Davidson County, Tennessee, being Unit No. 3, Building No. 7 on the revised plan of Phase 2, Hermitage Woods Condominium Apartments (Raintree Village), of record in Plat Book 4860, Pages 62-64, Register's Office for Davidson County, Tennessee, and as established by the Master Deed of record in Book 4753, Page 140 and as amended in Book 4980, Page 378, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said unit. Garage No. 7-3-G is a limited common element for the exclusive use of the occupant of said unit.

BEING the same property conveyed to Jeffrey Thomas Howard, Thomas R. Howard and Sandra D. Howard by Warranty Deed from The Bank of New York Trust Company NA of record in Instrument No. 20080717-0073301 on 07/09/2008 and filed for record on 07/17/2008, Register's Office for DAVIDSON County, Tennessee.

This conveyance is subject to:

Subject to all matters as set forth per Plat Book 4860, Page 62-64, Register's Office for DAVIDSON County, Tennessee. Subject to Master Deed, Bylaws and Restrictions of record in Book 4753, Page 140, Book 4980, Page 378, Book 4743, Page 258, Book 5122, Page 878, Book 6229, Page 970, Book 10382, Page 596, Register's Office for DAVIDSON County, Tennessee. Subject to Sewer Easement of record in Book 5193, Page 821, Register's Office for DAVIDSON County, Tennessee. Subject to Anchor Easement of record in Book 5578, Page 752, Register's Office for DAVIDSON County, Tennessee. Subject to Sewer Easement of record in Book 9418, Page 950, 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 429 Raintree Place 7-3, 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 31st day of December, 2008.

Sandra D. Howard, BY: Jeff Howard, Attorney-in-Fact

Jeffrey Thomas Howard

Thomas R. Howard, BY: Jeff Howard, Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Jeffrey Thomas Howard 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 31st day of December, 2008.

Commission expires: October 23, 2012

KIM GILLESPIE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Kim Gillespie Notary Public

STATE OF TENNESSEE

COUNTY OF SUMNER

On this 31st day of December, 2008, before me personally appeared Jeff Howard, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the attorney-in-fact of Thomas R. Howard and Sandra D. Howard, and is authorized by them, and does hereby acknowledge the execution of this instrument on their behalf, by virtue of an instrument of record in Instrument No. 20090102-0000097, Register's Office of Davidson County, Tennessee.

Witness my hand at office this 31st day of December, 2008.

Commission expires: October 23, 2012

KIM GILLESPIE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Kim Gillespie Notary Public

File Number: 281100437

RETURN TO:

Stewart Title of Tennessee, Inc.
100 Bluegrass Commons Blvd., Suite 2180
Hendersonville, TN 37075