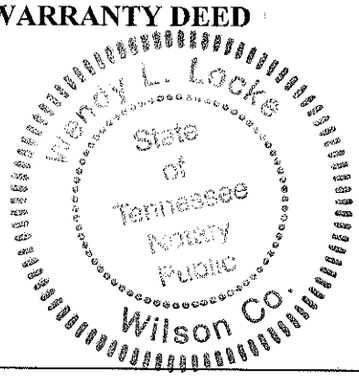
File No. 290200124

# WARRANTY DEED




STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $169,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF FEBRUARY, 2009.

Notary Public

MY COMMISSION EXPIRES: 6-27-2011

(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: 03/04/09 08:18 3 pgs
Fees:18.00 Taxes:628.63
**20090304-0018979**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Scott Jarvis | Churchill Mortgage Corporation | Map 074-08-0-198.00 |
| (NAME) 193 Bonnalee Drive | (NAME) 761 Old Hickory Blvd., Suite 400 | |
| (ADDRESS) Hermitage, TN 37076 | (ADDRESS) 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(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Keith L. Dyer, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Scott Jarvis and Jacinda Jarvis, 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. 878, Section Eight Hermitage Hills, as shown on plat of record in Plat Book 3600, Page 24, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to Keith L Dyer by Special Warranty Deed from Household Financial Center Inc of record in Instrument No. 20080721-0074799 on 07/01/2008 and filed for record on 07/21/2008, Register's Office for DAVIDSON County, Tennessee.

This conveyance is subject to: (1) Davidson County Taxes for the year 2009 and subsequent years, a lien not yet ascertainable, due or payable; (2) all matters as set forth per Plat Book 3600, Page 24, Register's Office for DAVIDSON County, Tennessee.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interst as contemplated by T.C.A. 260-2-307 or similar statute.

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 193 Bonnalee Drive, 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 27th day of February, 2009.

Keith L. Dyer

STATE OF TENNESSEE

COUNTY OF WILSON

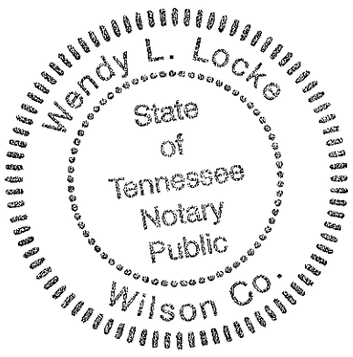
Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Keith L. Dyer the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that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

Witness my hand at office this 27th day of February, 2009.

Commission expires: 6-27-2011

Wendy L Locke

Notary Public




**File Number: 290200124**

**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.

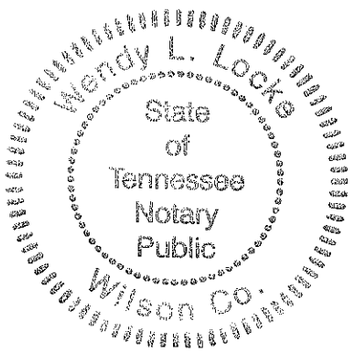
Attorney or Custodian

Cumberland Title

STATE OF TENNESSEE

COUNTY OF Wilson

Personally appeared before me, Wendy 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: 6-27-2011

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