File No. 290301356

**WARRANTY DEED**

GREGG W. WAKE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires January 12, 2010

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF APRIL, 2009.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Cumberland Title
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans:T20090025822 DEEDWARR
Recvd: 04/20/09 11:03 2 pgs
Fees:13.00 Taxes:481.00

20090420-0035490

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Jerry D. Urquhart | Regions Bank | |
| (NAME) | (NAME) | |
| 405 Scotts Creek Trail | 2050 Parkway Office Cir. | MAP/PARCEL 075-12-0A-115.00CO |
| (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, **Regina E. Jenkins-Hentz, a married woman and Husband, Chris Hentz**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Jerry D. Urquhart, an unmarried man**, hereinafter called the grantee(s), 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. 85, Section Three Phase I, Greer Meadows at Cedar Creek, as shown on plat of record in Instrument 20010920-0101748, 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 Regina E. Jenkins, an unmarried person by Warranty Deed from Capitol Homes, Inc., a Tennessee Corporation of record in Instrument 20030224-0024538 on February 20, 2003 and filed for record on February 24, 2003, Register's Office for Davidson County, Tennessee.

The said Regina E. Jenkins having since married is also known as Regina E. Jenkins-Hentz.

The said Regina E. Jenkins-Hentz joins in this conveyance by her Husband, Chris Hentz to convey any and all rights he may have in this property.

Restrictions of record in Instrument 20020606-0069062, Register's Office for Davidson County, Tennessee.

Sewer Easement of record in Book 11497, Page 595, Register's Office for Davidson County, Tennessee.

Stormwater Detention Agreement Easement of record in Instrument 20001205-0119474, Register's Office for Davidson County, Tennessee.

Quitclaim Deed to HOA of record in Instrument 20021126-0146632, Instrument 20030107-0002660, Instrument 20070307-0028313, 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 405 Scotts Creek Trail, 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), 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), 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 our hands this 15th day of April, 2009.

Regina E. Jenkins-Hentz

Chris Hentz

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 Regina E. Jenkins-Hentz, a married woman and Husban, Chris Hentz, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Mt Juliet, Tennessee, this 4/15/2009.

My Commission Expires: 11.28.09

Notary Public

TRACEY TRUMPHOUR NOTARY PUBLIC STATE OF TENNESSEE WILSON CO. TN

**File Number: 290301356**

**RETURN TO:**

Cumberland Title

13026 Lebanon Road, Suite 100

Mt. Juliet, TN 37122