WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090029305 DEEDWARR
Recvd: 05/04/09 14:03 2 pgs
Fees:13.00 Taxes:486.55
20090504-0040539

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,500.00

Kristin L Hargis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of April, 2009.

Notary Public

MY COMMISSION EXPIRES: 6/07/2013
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Atomic Closing and Escrow Services, LLC, P.O. Box 60888, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kristin L. Hargis	Fifth Third Mortgage Company	075-12-0 C 051.00 CO
(NAME)	(NAME)	
749 Tulip Grove Road, Unit 1005	5050 Kingsley Drive	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Cincinnati, OH 45263	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Linda Malone Dryer, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kristin L. Hargis, unmarried, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 51, Unit 1005, on the plan of Phase Two, Brookside Park Townhomes, a Horizontal Property Regime with Private Elements, as of record in Instrument Number 20001010-0100359, of the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more compelte and accurate description.

Being the same property conveyed to Linda M. Dryer by Warranty Deed dated November 21, 2005 from Chao-I Lin and Aye Phaphol of record in Instrument Number 20051130-0144052, Register's Office for Davidson County, Tennessee and further conveyed to Linda Malone Dryer by Quitclaim Deed dated January 17, 2006 from Darren Parker Dryer of record in Instrument Number 20060120-0007895, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☐ property, known as 749 Tulip Grove Road, Unit 1005; 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this 27th day of April, 2009.

Linda Malone Dryer
Linda Malone Dryer

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Linda Malone Dryer the within named the bargainor (s), 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 27th day of April, 2009.

Commission expires:

Dana Delworth

Notary Public

My Commission Expires
January 7, 2013

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:

Atomic Closing and Escrow Services, LLC
P.O. Box 60888, Nashville, TN 37206