File No. 90464

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $264,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF MAY, 2009.

Notary Public

MY COMMISSION EXPIRES: 3/28/12

(AFFIX SEAL)

Rebecca Campbell
State Of Tennessee Notary Public
Sumner County

BILL GARRETT, Davidson County
Trans: T20090032337 DEEDWARR
Recvd: 05/15/09 14:36 2 pgs
Fees: 13.00 Taxes: 976.80
20090515-0044959

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeremy R. Durham	Bank of America, N.A.	172050B09300CO
(NAME)	(NAME)	
5837 Sterling Oaks Drive	801 Crescent Centre Drive, #510	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, Jason L. Greer and wife, Evelyn K. Greer, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jeremy R. Durham, unmarried and James H. Durham, married, as tenants in commons with right of survivorship, 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:

Land in Davidson County, Tennessee, being Lot No. 25 on the Final Plat of STERLING OAKS, PHASE II, of record in Book 11190, Page 141, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jason L. Greer and Evelyn K. Greer, husband and wife, by deed from Pulte Homes Tennessee, Limited Partnership, dated November 5, 2002 and recorded on November 13, 2002 in Instrument No. 20021113-0140701, Register's Office, Davidson County, Tennessee.

Declaration of Covenants, Conditions and Restrictions for Sterling Oaks Homeowners Association, Inc. of record in Book 10951, page 574, as amended in Book 11514, page 959, said Register's Office.

Charter of Sterling Oaks Homeowners Association, Inc. of record in Book 10951, page 540, said Register's Office.

Open space deed of record in Instrument No. 200505100052774, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 5837 Sterling Oaks Drive, Brentwood, TN 37027

(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

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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 12th day of May, 2009.

Jason L. Greer

Evelyn K. Greer

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 Jason L. Greer and wife, Evelyn K. Greer, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 12th day of May, 2009.

Commission expires:

Notary Public

Rebecca Campbell
State Of Tennessee Notary Public
Summer County