File No. 90536

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090037639 DEEDWARR
Recvd: 06/05/09 13:36 2 pgs
Fees:13.00 Taxes:555.00
20090605-0052411

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Julie A. Adams
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF MAY, 2009.

Rebecca Campbell Notary State of Tennessee Public Sumner County

Notary Public

MY COMMISSION EXPIRES: 8/28/10
(AFFIX SEAL)

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
Amanda L. Kidd	Regions Bank d/b/a Regions Mortgage	087010A14800CO
(NAME)	(NAME)	
3509 Glenfalls Drive	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 GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Marni L. Groves, an unmarried woman, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Amanda L. Kidd, an unmarried woman, 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. 75 on the Plan of Section Four, Chesney Glen, of record in Plat Book 9700, Page 844, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Marni L. Groves, unmarried by deed from Gerald P. Francesco, a single person, dated March 31, 2003 and recorded on April 8, 2003 in Instrument No. 20030408-0046579, Register's Office, Davidson County, Tennessee.

Declaration of Covenants, Conditions and Restrictions of record in Book 10278, page 279, Book 10449, page 215, Book 10449, page 217, Book 10469, page 924, Book 10528, page 73, Book 10640, page 944 and Book 11317, page 674, said Register's Office.

Charter of Chesney Glen Homeowners Association, Inc. of record in Book 10290, page 256, said Register's Office.

Open space deed of record in Book 11577, page 623, said Register's Office.

Declaration of Drainage Easement of record in Book 11064, page 911, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 3509 Glenfalls Drive, Hermitage, TN 37076

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No. 90536

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 my hand this 29th day of May, 2009.

Marni L. Groves

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 Marni L. Groves, an unmarried woman, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 29th day of May, 2009.

Commission expires: 2/28/10

Notary Public

Rebecca Campbell
State of Tennessee Notary Public
County of Sumner