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Elite Title Company
109 West Park Drive
Suite 350
Brentwood, TN 37027

#1090338

File No. 290500230

WARRANTY DEED

SUSAN L. HEINRICH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans: T20090041344 DEEDWARR
Recvd: 06/22/09 09:32 2 pgs
Fees: 13.00 Taxes: 1036.00
20090622-0057712

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00

Joey B Workman
Affiant

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

Notary Public

MY COMMISSION EXPIRES: 11/22/2010

(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joey B. Workman	Elite Home Loans	Map 075-16-0A Parcel 047.00 CO
(NAME) 817 Walden Way	(NAME) 109 West Park Dr. # 260	
(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, **We, Kerry D. Rice and Terri M. Rice, husband and wife**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Joey Brandon Workman, unmarried and Heather Marie Witte, unmarried as tenenat in common with expressed rights of survivorship**, hereinafter called the grantee(s), their heirs and assigns, a certain tract or parcel of land in **Wilson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Lot No. 26 on the Plan of Walden Woods, Phase 2B, of record in Instrument 20010226-0017620, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Kerry D. Rice and wife, Terri M. Rice, by Warranty Deed from Frank Batson Homes, Inc. of record in Instrument 20020603-0066842, dated May 31, 2002 and filed for record on June 3, 2002, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 11244, Page 105, Register's Office for Davidson County, Tennessee.

Stormwater Detention Agreement Easement of record in Book 11258, Page 790, Register's Office for Davidson County, Tennessee.

By-Laws of record in Instrument 200603210032040, Register's Office for Davidson County, Tennessee.

Quitclaim Deed to Walden Woods Homeowner's Association, Inc. of record in Instrument 200507210085299, Register's Office for Davidson County, Tennessee.

Charter of Walden Woods Homeowner's Association, Inc. of record in Instrument 200304280056611, Register's Office for Davidson County, Tennessee.

Charter of Walden Woods Homeowner's Association of record in Instrument 200303180035838, 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 817 Walden Way, 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 our hands this 15th day of June, 2009.

Kerry D. Rice

Terri M. Rice

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 Kerry D. Rice and Terri M. Rice, husband and wife, 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 at office this 15th day of June, 2009.

Commission expires: 11.28.09

Notary Public

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC WILSON CO. TN

File Number: 290500230

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