File No. 290500604

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20090042791 DEEDWARR
Recvd: 06/26/09 09:51 2 pgs
Fees: 13.00 Taxes: 662.30
20090626-0059488

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $179,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF JUNE, 2009.

Notary Public

MY COMMISSION EXPIRES: 9-19-11
(AFFIX SEAL)

NORA M. ADAMS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
5107 Maryland Way
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Martitia D. Laurendine	Bank of America Home Loans	161-10-0-B-089.00CO
(NAME) 5420 HUNTERS RIDGE	(NAME) PO Box 961206, FTWX-22	
(ADDRESS) NASHVILLE, TN 37211	(ADDRESS) Ft. Worth, TX 76161	
(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, Margaret Alden Norris and husband, Benjamin Thomas Norris, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Martitia D. Laurendine, unmarried, hereinafter called the grantee(s), HER 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. 280 on the Plan of Second Revision, Phase Six, Villages of Brentwood, as of record in Plat Book 6900, Page 316, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Margaret Alden Norris and husband, Benjamin Thomas Norris by Warranty Deed dated 04/02/2001 from Pamela Bingham Broussard (now known as Pamela M. M. Bingham) as recorded on 04/04/2001 in Instrument 20010404-0032647, Register's Office for Davidson County, Tennessee.

County of Davidson taxes for the year 2009 and subsequent years, a lien not yet ascertainable, due or payable.

Subject to all matters as set forth on the plat of record in Plat Book 6900, Page 316, Register's Office of said County.

Restrictive Covenants of record in Book 6143, Page 11, Book 6398, Page 495, Book 7207, Page 251, Book 8507, Page 831, Register's Office of said County.

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 5420 Hunters Ridge, Nashville, TN 37211
(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), HER 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), HER 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/our hands this 19th day of June, 2009.

Margaret Alden Norris

Margaret Alden Norris

Benjamin Thomas Norris

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Margaret Alden Norris and husband, Benjamin Thomas Norris, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained on this 6/19/2009.

Witness my hand at office this 19th day of June, 2009.

Commission expires:

Notary Public

File Number: 290500604

RETURN TO:
Sidwell Title
5107 Maryland Way
Brentwood, TN 37027

K. THOMAS SIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires NOV. 8, 2006
2009