File No. 290600498

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/01/09 09:45 3 pgs
Fees:18.00 Taxes:917.60
20090701-0061227

STATE OF TENNESEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $248,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JUNE, 2009.

Notary Public

MY COMMISSION EXPIRES: 9/18/2011
(AFFIX SEAL)

DONNA L. HALL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

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
Ellis E. Gwyn	SunTrust Mortgage, Inc.	098-10-0-A-016.00 CO
(NAME) 6049 Hagars Grove Pass	(NAME) 401 Commerce Street, Ste. 6100	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Nashville, TN 37219	
(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, Robert M. Warren and wife, Shannon N. Warren**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Ellis E. Gwyn and wife, Catherine H. Gwyn**, hereinafter called the grantee(s), 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. 44, on the Plan of Phase One, Hagars Grove, of record by Instrument No. 20040614-0069738, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to Robert M. Warren and wife, Shannon N. Warren by Warranty Deed dated July 27, 2005, filed August 1, 2005, from Frank Batson Homes, Inc., of record by Instrument No. 20050801-0089542, Register's Office for Davidson County, Tennessee.

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

Subject to all matters as set forth on the plat of record in Instrument No. 20040614-0069738, Register's Office of said County.

Restrictive Covenants and By-Laws of record in Instrument No. 20040603-0065607, Register's Office of said County.

Charter of Homeowner's Association as shown of record in Instrument No. 20040618-0072535, Register's Office for said County.

Quitclaim Deed to Homeowners Association for Open Space as shown of record by Instrument No. 20081230-0123440, said Register's Office.

Sanitary Sewer and Storm Drainage Easement as shown of record in Instrument No. 20030827-0124254, Register's Office for said County.

Storm Water Detention Agreement of record in Instrument No. 20030603-0075394, said Register's Office.

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 6049 Hagars Grove Pass, 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), 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), 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 30th day of June, 2009.

Robert M. Warren

Shannon N. Warren

STATE OF TENNESEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Robert M. Warren and Shannon N. Warren, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained.

Witness my hand at office this 30th day of June, 2009.

Commission expires:

Notary Public

K. THOMAS SIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires NOV. 8, ~~2008~~ 2009

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RETURN TO:

I, Jeanne Burton Gregory, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Jeanne Burton Gregory who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 9-18-2011

Notary's Seal

