File No. 290700079

WARRANTY DEED

BOX 13
15202



STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $158,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 3/20/2010

(AFFIX SEAL)

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

BILL GARRETT, Davidson County
Trans:T20090052701 DEEDWARR
Recvd: 08/04/09 11:07 2 pgs
Fees:13.00 Taxes:584.60
20090804-0072862

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas Lavar Branch Jr.	People's Home Equity	064160D19800CO
(NAME)	(NAME)	
2704 Spring Farm Court	213 Ward Circle Suite 201	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	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, I, **Jennifer Hardin, an unmarried woman,** hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Thomas **Lavar Branch Jr.** Married, hereinafter called the grantee(s), HIS 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. 142 on the Plan of Section Four, Truxton Park, as of record in Instrument No. 200205280064435, 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 Jennifer Hardin, an unmarried woman by Deed dated March 14, 2003 from Beazer Homes Corp., DBA Phillips Builders of record in Instrument number 20030321-0037936, Register's Office for said County.

Subject to all matters as set forth on the plat of record in Instrument No. 200205280064435, Register's Office of said County.

Quitclaim Deed to the Homeowner's Association as shown of record in Instrument number 200503110027269, Register's Office for said County.

Restrictive Covenants of record in Instrument numbers: 200205060055597, 200207180086907 and 200010300107559, Register's Office of said County.

Stormwater Detention Agreement Easement as shown of record in Instrument number 200205240063322, Register's Office for said County.

By-Laws as shown of record in Instrument No. 200011010108604, Register's Office for 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 2704 Spring Farm Court, 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), HIS 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), HIS 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 29th day of July, 2009.

Jennifer Hardin

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Jennifer Hardin, an unmarried woman the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 29th day of July, 2009.

Commission expires: 11.28.09

Notary Public

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON CO. TN

File Number: 290700079

RETURN TO:
Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122