File No. 290700312

WARRANTY DEED

STATE OF TN
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $144,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 11.28.09
(AFFIX SEAL)

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC WILSON CO. TN

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

Davidson County DEEDWARR
Recvd: 08/06/09 12:35 3 pgs
Fees:18.00 Taxes:532.80
20090806-0073982

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Felicia Evans	Prime Lending, A Plains Capital Company	064160C02000
(NAME)	(NAME)	
500 Selsey Court South	18111 Preston Road, Suite 900	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Dallas, TX 75252	
(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, ***Lea Ann Stewart, unmarried***, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto ***Felicia Evans, a single woman***, 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. 20 on the Second Revision, Section One Wembley Downs, as of record in Plat Book 7900, Page 301, 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 Lea Ann Stewart by deed from Lori A. Sprouse of record in Instrument 20060111-0004206 on 01/05/2006 and filed for record on 01/11/2006, Rerecorded in Instrument 20060511-0055628, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 8250, Page 6, Plat Book 7900, Page 263, Plat Book 7900, Page 301, said Register's Office.

Restrictions of record in Book 8304, Page 623, Book 8447, Page 633, said Register's Office

By-Laws were amended of record in Book 9522, Page 349, said Register's Office.

Stormwater Detention Agreement Easement to Nashville of record in Book 8313, Page 669, said Register's Office.

Quitclaim Deed to Homeowner's Association as shown of record in Book 8405, Page 408, said Register's Office.

Charter of Homeowner's Association as shown of record in Book 8404, Page 718, 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 500 Selsey Court South, 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), 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 30th day of July, 2009.

Lea Ann Stewart

Lea Ann Stewart

STATE OF TN

COUNTY OF WILSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Lea Ann Stewart, unmarried 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 30th day of July, 2009.

Commission expires:

6-5-12

Kimie Perry

Notary Public

Kimie Perry State of Tennessee Notary Public Wilson Co.

File Number: 290700312
RETURN TO:
Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Certificate of Authenticity

I, Kimie Perry, 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 according to law.

Kimie Perry
Signature

State of IN

County of Wilson

Personally appeared before me, Mandy Alsup, a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is true ~~and~~ correct and whose signature I have witnessed.

Mandy Alsup
Notary's Signature

My Commission Expires: 5/14/2011.

Notary's Seal (If on paper)

