File No. 290800500

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/08/09 11:24 3 pgs
Fees:18.00 Taxes:506.90
20090908-0083959

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $137,000.00

Meagan Sullen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF AUGUST, 2009.

Kimie Perry
Notary Public

MY COMMISSION EXPIRES: 6-5-12
(AFFIX SEAL)

Kimie Perry
State of Tennessee Notary Public
Wilson Co.

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
House Wren Properties, LLC.	House Wren Properties, LLC.	MAP 063160C06800
(NAME) 5217 Southfork Blvd.	(NAME) **5217 Southfork Blvd**	
(ADDRESS) Old Hickory, TN 37138	(ADDRESS) **Old Hickory, TN 37138**	
(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, William D. Klatt and Justin P. King,** hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **House Wren Properties, LLC.**, hereinafter called the grantee(s), THEIR 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 Unit No. 68 on the Plat of Phase One, Section Two, Hermitage Springs Estates, a Planned Unit Development (Private Elements), filed as Exhibit "A" to, and established by the Declaration of record in Instrument 200012060120233, amended in Instrument 200201300013464, 200310060147712, 200402260022056, 200607030078830 and made applicable in Instrument 200310310160338, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in said Declaration, reference to which is hereby made for a more complete and detailed description.

Being the same property conveyed to William D. Klatt and Justin P. King by deed from Classic Homes BOS L.P. of record in Instrument 20050801-0089293, dated July 27, 2005 and filed for record on August 1, 2005, Register's Office for Davidson County, Tennessee.

All matters as set forth per Instrument 200107030070299, said Register's Office.

Restrictions of record in Instrument 200012060120233, Instrument 200201300013464, Instrument 200310060147712, Instrument 200310310160338, Instrument 200402260022056, and Instrument 200607030078830, said Register's Office.

By-Laws filed for record in Instrument 200107120074536, amended in Instrument 200308080113486, said Register's Office.

Water/Spring Easement of record in Book 5792, Page 639, said Register's Office.

Water/Spring Easement of record in Book 5826, Page 95, said Register's Office.

Ingress/Egress Easement of record in Book 6267, Page 296, said Register's Office.

Ingress/Egress Easement of record in Book 6267, Page 298, said Register's Office.

Water line Easement of record in Book 8007, Page 232, said Register's Office.

Water line Easement of record in Book 8007, Page 237, said Register's Office.

Water line Easement of record in Book 8007, Page 240, said Register's Office.

Sanitary Sewer and/or Storm Drainage Easement of record in Book 10644, Page 117, said Register's Office.

Sanitary Sewer and/or Storm Drainage Easement of record in Book 10644, Page 186, said Register's Office.

Sanitary Sewer and/or Storm Drainage Easement of record in Book 10644, Page 190, said Register's Office.

Sanitary Sewer and/or Storm Drainage Easement of record in Book 10644, Page 194, said Register's Office.

Charter of Hermitage Springs Townhomes Association, Inc. and Hermitage Spring Estates Homeowners Association, Inc. of record in Instrument 200201280011789, said Register's Office.

Charter of Hermitage Springs Townhomes Association, Inc. of record in Instrument 200107160075385, 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 5217 Southfork Blvd., Old Hickory, TN 37138
(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 my/our hands this 31st day of August, 2009.

William D. Klatt

Justin P. King

STATE OF CALIFORNIA

COUNTY OF Orange

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named William D. Klatt 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 31st day of August, 2009.

Commission expires: November 28, 2012

Notary Public

MICHAEL A. BRAYER
Commission # 1825156
Notary Public - California
Orange County
My Comm. Expires Nov 28, 2012

STATE OF CALIFORNIA

COUNTY OF Orange

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Justin P. King 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 31st day of August, 2009.

Commission expires: November 28, 2012

Notary Public

MICHAEL A. BRAYER
Commission # 1825156
Notary Public - California
Orange County
My Comm. Expires Nov 28, 2012

File N[illegible]

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)

