File No. 90867

WARRANTY DEED

RECORD & RETURN TO:
Stewart Title of Tennessee, Inc.
100 Bluegrass Commons Blvd.
Suite 2180
Hendersonville, TN 37075

KIM GILLESPIE NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE.

Notary Public

MY COMMISSION EXPIRES: 10-23-12

(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jane M. Harrison	New South Federal Savings Bank	02607012400
(NAME)	(NAME)	
119 Southhampton Court	210 Automation Way	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Birmingham, AL 35210	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20090066130 DEEDWARR
Recvd: 09/29/09 09:40 2 pgs
Fees:13.00 Taxes:518.00

20090929-0090216

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, David L. Douglas Jr. and wife, Kristin Douglas, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jane M. Harrison, unmarried, HEREINAFTER CALLED THE GRANTEES, 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 Lot No. 202, on the Plan of Windsor Green, Phase II, Section I, of record in Book 6250, Page 989, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to David L. Douglas Jr. by deed from David L. Douglas, Sr., dated October 31, 2006 and recorded on November 28, 2006 in Instrument No. 20061128-0146563, Register's Office, Davidson County, Tennessee.

Declaration of Covenants, Conditions and Restrictions of Windsor Green Services Association of record in Record Book 6406, page 929, Record Book 8329, page 290 and Record Book 8650, page 41 said Register's Office.

Charter for Windsor Green Services Association of record in Book 6396, page 542, as amended in Book 8192, page 65, said Register's Office.

Kristin Douglas herein joins to convey any and all right and interest she may have; especially her marital rights.

unimproved ☐

This is improved ☒ property, known as 119 Southhampton Court, Goodlettsville, TN 37072 a/k/a 119 Southampton Court, Goodlettsville, TN. 37072

(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons

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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 our hands this.

David L. Douglas Jr.

Kristin Douglas

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David L. Douglas Jr. and wife, Kristin Douglas, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 25th day of September, 2009.

Commission expires: 2-28-14

JANE A. ADAMS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

Notary Public