File No. 290900163

WARRANTY DEED

Kimie Perry
State of Tennessee Notary Public
Wilson Co.

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00

Shannon S. Glover
Affiant

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

Kimie Perry
Notary Public

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

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

Davidson County DEEDWARR
Recvd: 10/08/09 08:23 3 pgs
Fees:18.00 Taxes:629.00
20091008-0093554

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shannon S. Glover	Citizens Bank	
(NAME) 1012 Brookside Woods Blvd.	(NAME) P.O. Box 195	MAP/PARCEL 075120B00100CO
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Carthage, TN 37030	
(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, Bridgett Leigh Bolding Himes, a married woman and Husband Brian Himes**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Shannon S. Glover, a single man and Kayla McKinney, a single woman**, hereinafter called the grantee(s), THIER heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 1 on the Plan of PHASE ONE & A PORTION OF PHASE TWO, SECTION 1, BROOKSIDE WOODS, A PLANNED UNIT DEVELOPMENT, as shown by plat of record in Plat Book 9700, Page 397, and corrected by Surveyor's Certificate of Correction of record in Book 11346, Page 459, of the Register's Office of 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 Bridgett Leigh Bolding (unmarried) by Warranty Deed dated November 25, 2003, from Lamar R. Esbenshade and wife, Malina M. Esbenshade and filed for record on December 1, 2003, in Instrument No. 20031201-0172749, Register's Office for said County.

The Said Bridgett Leigh Bolding having since married is also known as Bridgett Leigh Bolding Himes.

The said Brian Himes joins in this conveyance to convey any and all rights he may have in this property.

Surveyor's Certificate of Correction as shown of record in Book 11346, Page 459, Register's Office for said County.

Sanitary Sewer Easement as shown of record in Book 5609, Page 627, Book 8843, Page 142 and Book 11497, Page 577, Register's Office for said County.

Drainage Easement as shown of record in Book 8843, Page 145, Register's Office for said County.

Charter of Homeowner's Association as shown of record in Book 10451, Page 506, Register's Office for said County.

QuitClaim to Homeowner's Association as shown of record in Book 11450, Page 112, Register's Office for said County.

Subject to Homeowner's Association Dues.

Restrictive Covenants of record in Book 10444, Page 213, Book 11103, Page 156 and Book 11453, Page 900, Register's Office of said County.

This conveyance is subject to any and all existing easements and restrictions of record.

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 1012 Brookside Woods Blvd., 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), THIER 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), THIER 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 September, 2009.

Bridgett Leigh Bolding Himes

Brian Himes

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Bridgett Leigh Bolding Himes, a married woman and Husband, Brian Himes, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Mt Juliet, Tennessee, this 9/29/2009.

My Commission Expires: 6-5-12

Notary Public

Kimie Perry
State of Tennessee Notary Public
Wilson Co.

File Number: 290900163

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)

