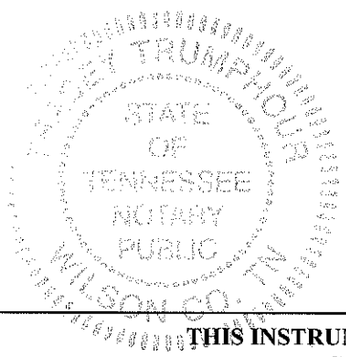
File No. 290900563

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF OCTOBER, 2009.

Notary Public

MY COMMISSION EXPIRES: 9.2.2013

(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: 10/23/09 10:44 3 pgs
Fees:18.00 Taxes:555.00
20091023-0098076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Betty D. Higgenbottom	SWBC	87-5-A-120
(NAME) 5600 Royal Court	(NAME) 213 Overlook Circle, Suite A4	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) 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, We,

Johnny M. Marler and wife, Stephanie Marler,

hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto

Betty D. Higgenbottom, an unmarried person,

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. 148 on the Final Plat of Farmingham Woods, Phase III, as of record in Plat Book 7900, Page 554, 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 Johnny M. Marler, unmarried by Warranty Deed dated August 17, 2000 from Mark S. Hopper and wife, Jerralee D. Hopper as recorded in Instrument No. 20000830-0085769, Register's Office for Davidson County, Tennessee. Johnny M. Marler having since married. Stephanie Marler, wife of Johnny M. Marler hereby joins in this conveyance to convey any and all rights she may have in this property.

This conveyance is subject to: (1) Taxes for the year 2010 and subsequent years, a lien, not yet due and payable; (2) Subject to Homeowner's Association Dues; (3) All matters as set forth on the plat of record in Plat Book 7900, Page 173 and Plat Book 7900, Page 554; (4) Restrictive Covenants of record in Book 8238, Page 176, Book 8351, Page 533, Book 8447, Page 635 and Book 9006, Page 409; (5) Stormwater Detention Agreement as recorded in Book 8199, Page 852; (6) Charter of Farmingham Woods Homeowner's Association as shown of record in Book 8245, Page 768; (7) Quitclaim Deed to Farmingham Woods Homeowner's Association as recorded in Book 8245, Page 772, 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 5600 Royal 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), 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 our hands this 15th day of October, 2009.

Johnny M. Marler

Stephanie Marler

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 Johnny M. Marler and Stephanie Marler 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 15th day of October, 2009.

Commission expires: 9.2.2013

Notary Public

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON CO.

File Number: 290900563

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 Tennessee

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)

Mandy Alsup
State of Tennessee Notary Public
Wilson Co.