File No. 290900347s

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $141,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF OCTOBER, 2009.

Notary Public

MY COMMISSION EXPIRES: 1/11/11
(AFFIX SEAL)

BRENDA HUNTSMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

BILL GARRETT, Davidson County
Trans:T20090072494 DEEDWARR
Recvd: 10/26/09 11:51 2 pgs
Fees:13.00 Taxes:521.70
20091026-0098551

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
Courtney Denise Litton	PHH Mortgage Corporation	Map 07503001400
(NAME) 533 Des Moines Drive	(NAME) 1 Mortgage Way	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Mount Laurel, NJ 08054	
(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, George L. Thomas, III and wife, Dora P. Thomas,** hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Courtney Denise Litton,** ** 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:

**AN UNMARRIED WOMAN

Land in Davidson County, Tennessee, being Lot No. 22 on the Plan of Tulip Grove, Section I, as of record in Plat Book 3700, Page 106, 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 George L. Thomas, III, and wife, Dora P. Thomas by Deed by Sandra S. Dixon, sole heir to the Estate of Thomas B. King and Billy King, dated January 9, 2009, filed for record on January 13, 2009 in Instrument Number 20090113-0002989, Register's Office for Davidson County, Tennessee.

All matters as set forth on the plat of record in Plat Book 3700, Page 106, said Register's Office.

Restrictive Covenants of record in Deed Book 4099, Page 239, said Register's Office.

Utility and Drainage Easement of record in Book 4145, Page 91, 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 533 Des Moines Drive, 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 19th day of October, 2009.

George L. Thomas, III

Dora P. Thomas

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 George L. Thomas, III and wife, Dora P. Thomas 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 19th day of October, 2009.

Commission expires: 9.2.2013

Notary Public

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON CO. TN

File Number: 290900347s

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