WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Rutherford THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $152,000.00 Tessa. J Kupchik Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 15TH DAY OF OCTOBER, 2009. Annemarie Cain Notary Public MY COMMISSION EXPIRES: 3-21-10 (AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC ANN COUNTY OF RUTHERFORD

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Barry A. Kent and Tamara L. Kent		86-30A-39.00CO
(NAME) 304 Hunters Path Court	(NAME) same	
(ADDRESS) Hermitage, TN 37076	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Danielle M. Violette and husband, Patrick Gregory Violette***, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Barry A. Kent and wife, Tamara L. Kent**, 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:

Being Lot No. 39 on the Plan of Summit Run, Phase Two, as shown by plat of record in Plat Book 9700, page 660, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Danielle M. Santangelo, unmarried, by Warranty Deed from Lance M. Price and wife, Cayce T. Price, dated May 18, 2006 and recorded in Instrument No. 20060522-0060092, Register's Office for Davidson County, Tennessee. Danielle M. Santangelo having since married and is n/k/a Danielle M. Violette

*Patrick Gregory Violette joins in the conveyance of subject property for the purpose of conveying any and/or all right, title and interest, if any, he/she may have in and to the said property by virtue of marriage to Danielle M. Violette.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☐ property, known as 304 Hunters Path Court, Hermitage, TN 37076

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

BILL GARRETT, Davidson County
Trans: T20090074734 DEEDWARR
Recvd: 11/03/09 09:52 2 pgs
Fees: 13.00 Taxes: 562.40
20091103-0101313

covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has 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 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.

Danielle M. Violette

Patrick Gregory Violette

COMMONWEALTH OF PENNSYLVANIA

STATE OF PENNSYLVANIA
COUNTY OF BEAVER

Personally appeared before me, the undersigned authority, **Danielle M. Violette and husband, Patrick Gregory Violette**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 15th day of October, 2009.

Notary Public

My commission expires:
4-23-2013

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Thomas Graziani, Notary Public
Hopewell Twp., Beaver County
My Commission Expires April 23, 2013
Member, Pennsylvania Association of Notaries