BILL GARRETT, Davidson County
Trans:T20090075084 DEEDWARR
Recvd: 11/03/09 15:30 2 pgs
Fees:13.00 Taxes:1091.50

20091103-0101679

WARRANTY DEED

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 295,000.00

Trudie J. Jennings
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of October, 2009

Notary Public:

MY COMMISSION EXPIRES: 11-22-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Donna F. Spears	New Owner	Parcel ID:
1217 Iris Meadows Cove		098130C07200CO
Hermitage, TN 37076		

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

Trudie J. Jennings, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Donna F. Spears, 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:

BEING Lot No. 59 on the Plan of Revision One, Phase Three, The Meadows of Seven Points, of record in Instrument 20021022-0129513, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Paul E. Jennings and wife, Trudie J. Jennings by deed from Frank Batson Homes, Inc. of record in Instrument 20050131-0011064, said Register's Office. The said Paul E. Jennings now being deceased.

This conveyance is subject to: (1) All matters appearing on the plan of record in Instr. 20021022-0129513, said Register's Office; (2) Restrictive Covenants of record in Book 11670, page 822, said Register's Office; (3) Homeowner's Easement of record in Book 11738, page 776, said Register's Office; (4) Storm Water Detention Agreement of record in Instr. 20010626-0067703; (5) Articles of Incorporation of record in Book 11621, page 867, said Register's Office; (6) Charter for Homeowner's Assoc. of record in Instr. 2000032200289; and (7) By-Laws of record in Book 11670, page 833, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 1217 Iris Meadows Cove, 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 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 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 hand this 28th day of October, 2009.

Trudie J. Jennings

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Trudie J. Jennings, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of October, 2009.

My Commission Expires: 11-22-10

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.