Return to: Realty Title & Escrow
808 N. Mt. Juliet Rd
Mt. Juliet, TN 37122

WARRANTY DEED

State of Tennessee)
County of ~~Davidson~~) Wilson

09-10-020-D

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $108,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 6th day of November, 2009

Notary Public

My Commission Expires: 1-17-12

KATHLEEN A. TOMLINSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires January 17, 2012

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 301, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
SHERISE STOGNER	Franklin American	86-14-A
(NAME) 129 Thistle Lane	(NAME) 501 Corporate Centre Dr. #402	129.00CO
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Franklin TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **WANDA J. GREEN, UNMARRIED**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **SHERISE STOGNER, AN UNMARRIED WOMAN**, 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. 129, on the Plan of Hermitage Meadows Subdivision, Stage Two, a Planned Unit Development,** of record in Book 5200, Page 682, 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 WANDA J. GREEN, UNMARRIED, by Deed from JEFFREY W. SMITHSON AND WIFE, CHERYL T. SMITHSON, dated April 11, 1988, of record in Book 7521, Page 957, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions, and Restrictions, of Hermitage Meadows, of record in Book 6034, Page 365, and By-Laws of record in Book 6034, Page 383, as amended in Book 7660, Page 612, and in Instrument No. 20010327-0029002, Register's Office for Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; ***and taxes for the current year which have been prorated and PAID by the Grantor(s) herein.***

BILL GARRETT, Davidson County
Trans:T20090077692 DEEDWARR
Recvd: 11/16/09 10:38 2 pgs
Fees:13.00 Taxes:402.93
20091116-0105168

BEING unimproved ☐
Improved ☒ property known as: **129 Thistle Lane, Hermitage, TN, 37076.**

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, my hand, this 6th day of November, 2009.

Wanda J. Green

WANDA J. GREEN

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 **WANDA J. GREEN, UNMARRIED**, the bargainor(s), 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 at Brentwood, Tennessee, this 6th day of November, 2009.

My Commission Expires: 5-8-2012

Susan B. Evans

Notary Public

