03

File No. 291000698

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $129,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF NOVEMBER, 2009.

Notary Public

MY COMMISSION EXPIRES: 2/11/13

(AFFIX SEAL)

DIANE K. MANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Stewart Title of Tennessee, Inc.
Sidwell, Barrett, & Welch, PC
100 Bluegrass Commons Blvd., Suite 2180
Hendersonville, TN 37075

BILL GARRETT, Davidson County
Trans:T20090079295 DEEDWARR
Recvd: 11/23/09 08:45 2 pgs
Fees:13.00 Taxes:480.63
20091123-0107154

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Harry Jones	**COMMUNITY MORTGAGE CORPORATION**	151100A17300CO
(NAME) 1772 Londonview Place	(NAME) **142 TIMBER CREEK DRIVE**	
(ADDRESS) Antioch, TN 37013	(ADDRESS) **CORDOVA, TN 38018**	
(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, I, **A. Brandon Kent,** hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Harry Jones**, _____, hereinafter called the grantee(s), His 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 all of Lot No. 142, on the plan of Phase 2, Villages of Long Hunter P.U.D., of record in Instrument 20020515-0059732, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to A. Brandon Kent by deed from Deutsche Bank Trust Company Americas FKA Banker's Trust Company, as Trustee and Custodian of record in Instrument 20050301-0022545 on 02/09/2005 and filed for record on 03/01/2005, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: (1) Real property taxes for the year 2009 are a lien and are now due and payable; (2) All matters as set forth per Instrument 20000207-0012630, Instrument 20020515-0059732, said Register's Office; (3) Transmission Line Easement to United States of America of record in Book 4428, Page 575, said Register's Office; (4) TVA Easement of record in Book 4446, Page 423, said Register's Office; (5) TVA Easement of record in Book 4535, Page 351, said Register's Office; (6) Water Line Easement to Nashville of record in Book 8197, Page 288, Book 8358, Page 91, Book 8358, Page 94, said Register's Office; (7) Utility Easement to Tennessee Telephone Co. of record in Book 9661, Page 919, said Register's Office; (8) Charter of Homeowner's Association as shown of record in Instrument 20010531-0056381, 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 1772 Londonview Place, Antioch, TN 37013
(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), His 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), His 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 18th day of November, 2009.

A. Brandon Kent

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named A. Brandon Kent, 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 18th day of November, 2009.

Commission expires: 1/11/11

Brenda Huntsman

Notary Public

BRENDA HUNTSMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

File Number: 291000698

RETURN TO:

Stewart Title of Tennessee, Inc.
100 Bluegrass Commons Blvd., Suite 2180
Hendersonville, TN 37075