File No. 291000622

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090081138 DEEDWARR
Recvd: 12/01/09 15:01 2 pgs
Fees:13.00 Taxes:502.83
20091201-0109981

STATE OF TN
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,900.00

Brenda J Black
Affiant

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

Karen McCalla
Notary Public

MY COMMISSION EXPIRES: 5-31-11
(AFFIX SEAL)

KAREN McCALLA NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

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
Jarred K. Jensen	New Owner	063160B14700CO
(NAME)	(NAME)	
1413 Aaronwood Drive		
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(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, Christy A. Hall, unmarried, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Jarred K. Jensen, a single man, 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 Lot No. 229 on the Plan of Hampton Park (formerly Chitwood Downs), as of record in Plat Book 6900, Pages 550-552 corrected in Book 7462, Page 445 and amended in Book 8181, Page 112, 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 Christy A. Hall, unmarried by Deed dated October 21, 2002 from Brent W. Burton and wife, Lee Ann Knight Burton of record in Instrument No. 20021022-0129663, Register's Office for said County.

Subject to all matters as set forth on the plat of record in Plat Book 6900, Pages 550-552 and corrected in Book 7462, Page 445 and amended in Book 8181, Page 112, Register's Office of said County.

Subject to Sanitary Sewer/Water Easement as shown of record in Deed Book 7460, Page 930; Water Line Easement as shown of record in Book 8007, Page 235; Utility Easement as shown of record in Book 8657, Page 179; Ingress/Egress easement as shown of record in Book 8739, Page 991 and Instrument No. 20001002-0096889; Sanitary Sewer an/or Storm Drainage easement as shown of record in Book 11030, Page 740, Register's Office for said County.

Restrictive Covenants of record in Deed Book 7351, Page 852; Book 7451, Page 739; Book 8336, Page 393, Register's Office of said County.

Charter of Homeowner's Association as shown of record in Book 7431, Page 204; Book 8517, Page 762 and Book 8833, Page 216, Register's Office for said County.

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 1413 Aaronwood Drive, Old Hickory, TN 37138
(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 19th day of November, 2009.

Christy A. Hall

Christy A. Hall

STATE OF TN

COUNTY OF WILSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Christy A. Hall, unmarried 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 20th day of November, 2009.

Commission expires: 10-27-13

Marilyn C. Newman

Notary Public

File Number: 291000622

~~**RETURN TO:**~~

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

MARILYN C. NEWMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

Return:
REALTY TITLE & ESCROW CO. INC.
5111 Maryland Way, Suite 101
Brentwood, TN 37027