File No. 291100486

WARRANTY DEED

STATE OF TN
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 9-8-13

(AFFIX SEAL)

BOX 50-3 RETURN TO:
PREPARED BY:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD, TN 37027

JANICE H. COLLINS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

BILL GARRETT, Davidson County
Trans:T20090086894 DEEDWARR
Recvd: 12/28/09 15:56 2 pgs
Fees:13.00 Taxes:703.00
20091228-0117620

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
Lurlene Scott	Bank of America	098060A-023.00CO
(NAME)	(NAME)	
1536 Goldfinch Circle	P.O. Box 660694	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Dallas, TX 75266-0694	
(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, **ALDI, Inc.,** hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Lurlene Scott,** a married 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. 18 on the Final Plat of Phase I-Section A, Bridgewater, as of record in Instrument No. 200511040133897 and corrected in Instrument No. 200606080067981, 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 further conveyed to ALDI, Inc. by Deed dated January 23, 2009 from Austin Martin and Amanda Martin, husband and wife, of record in Instrument No. 20090127-0006953, Register's Office for said County.

This conveyance is subject to:

All matters as set forth on the plat of record in Instrument No. 200511040133897 and corrected in Instrument No. 200606080067981, Register's Office of said County.

TVA Easements as shown of record in Deed Book 1291, Page 99 and Book 1318, Page 28; Sanitary Sewer and/or Storm Drainage Easement of record in Instrument Nos. 200308270124253 and 200502220019150 and 200612000080000, Register's Office for said County.

Restrictive Covenants of record in Instrument No. 200510240128043, Register's Office of said County.

Charter of Homeowner's Association as shown of record in Instrument No. 200602230021110, Register's Office for said County.

Quitclaim Deed to the HOA as shown of record in Instrument Nos. 200911100103837 and 200911170105711, 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 1536 Goldfinch Circle, Hermitage, TN 37076
(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), HER 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), HER 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 18th day of December, 2009.

ALDI, Inc.

By:

Troy Marshall, Vice President

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Troy Marshall with whom I am personally acquainted and who upon his oath acknowledged himself to be the Vice President of Aldi, Inc. the within named bargainer, a corporation, and that, Troy Marshall, being authorized to do executed the foregoing instrument for the purposes therein contained.

Witness my hand at office this 18th day of December, 2009.

Commission expires: July 16, 2011

CHRISTOPHER JACKSON Notary Public At Large RUTHERFORD COUNTY, TN

Notary Public

File Number: 291100486

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Mt. Juliet, TN 37122