File No. 291200246

WARRANTY DEED

KIMIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $153,000.00

Fredrick E. Peterson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF JANUARY, 2010.

Kimie Perry
Notary Public

MY COMMISSION EXPIRES: 6-5-12
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 01/26/10 08:15 3 pgs
Fees:18.00 Taxes:566.10
20100126-0006433

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Fredrick E. Peterson	Franklin American Mortgage Company	
(NAME) 609 Sweetwater Circle	(NAME) 501 Corporate Centre Drive, Ste 400	MAP/PARCEL 064150A03200
(ADDRESS) Old Hickory, TN 37138	(ADDRESS) Franklin, TN 37067	
(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, **WE, Kevin Denton and Keri Jodry-Denton, husband and wife**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Fredrick E. Peterson, an unmarried 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:

BEING Lot No. 71 on the Plan of REVISION ONE, SECTION ONE, PLANTATION WALK, as shown by plat of record in Plat Book 7900, Page 697, and amended by Surveyor's Certificate of Correction of record in Book 9432, Page 449, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Kevin Denton and Keri Jodry by Warranty Deed dated April 23, 2001, from Edith Paige Miller, now known as Paige Mille-Holloway and husband, Henry Wayne Holloway, Jr. and filed for record on April 27, 2001, in Instrument No. 20010427-0042515, Register's Office for said County.

The said Keri Jodry having since married is now known as Keri Jodry Denton.

Keri Jodry is one in the same as Keri Jodry Denton.

Surveyor's Certificate of Correction as shown of record in Book 9432, Page 449, Register's Office for said County.

All matters as set forth on the Boundary Plat of record in Plat Book 7900, Page 662, Register's Office of said County.

Storm Water Detention Agreement as shown of record in Book 9356, Page 959, Register's Office for said County.

Sanitary Sewer Easement as shown of record in Book 11125, Page 430, Register's Office for said County.

Charter of Homeowner's Association as shown of record in Book 9315, Page 723, Register's Office for said County.

Restrictive Covenants of record in Book 9231, Page 719, Register's Office of said County.

This conveyance is subject to any and all existing easements and restrictions of record.

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 609 Sweetwater Circle, 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 our hands this 19th day of January, 2010.

Kevin Denton

Keri Jodry-Denton

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Kevin Denton and Keri Jodry-Denton, husband and wife, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Mt Juliet, Tennessee, this 1/19/2010.

My Commission Expires: 9.2.2013

Notary Public

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

File Number: 291200246

RETURN TO:

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

Certificate of Authenticity

I, Tracey Trumphour, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Tracey Trumphour

State of Tennessee
County of Wilson

Personally appeared before me, Kimie Perry, a notary public for this county and state, Tracey Trumphour who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My commission expires:
6-5-12

Kimie Perry, Notary Public

