File No. 210020100

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100012839 DEEDWARR
Recvd: 03/04/10 08:47 2 pgs
Fees:13.00 Taxes:421.43
20100304-0016456

TABATHA EDWARDS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES
November 7, 2011

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $113,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF MARCH, 2010.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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
Jenna N. Gregory	Franklin American Mortgage Company	MAP 151100A0100
(NAME)	(NAME)	
7536 W. Winchester Drive	501 Corporate Centre Drive, Ste 400	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	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, I, Tricie Ann Daves, **unmarried** hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Jenna N. Gregory and husband, James W. Gregory, 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. 10, on the Final Plat of Villages of Long Hunter P.U.D., Phase 1, as shown on the plan of record in Instrument Number 20010123-0006894, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Tricie Ann Daves, unmarried, by deed from Ole South Properties, Inc. of record in Instrument 20020705-0081438, dated June 24, 2002 and filed for record on July 5, 2002, Register's Office for Davidson County, Tennessee.

All matters as set forth per Instrument 200002070012630 and Instrument 200101230006894, said Register's Office.

Declaration of Covenants, Conditions, Restrictions and By-Laws of record in Instrument 200105310056382, as amended of record in Instrument 200311110164945, said Register's Office.

By-Laws of record in Instrument 200410220127537, said Register's Office.

Grant of Transmission Line Easement of record in Book 4428, Page 575, said Register's Office.

Declaration of Taking of record in Book 4446, Page 423, said Register's Office.

Agreement for Dedication of Easement for Water Main and Appurtenances of record in Book 8197, Page 288, said Register's Office.

Agreement for Dedication of Easement for Water Main and Appurtenances of record in Book 8358, Page 91, said Register's Office.

Agreement for Dedication of Easement for Water Main and Appurtenances of record in Book 8358, Page 94, said Register's Office.

Corporation Conveyance of Easement of record in Book 9661, Page 919, said Register's Office.

Grant of Easement of record in Instrument 200009060088271, said Register's Office.

Grant of Easement of record in Instrument 200009060088272, said Register's Office.

Grant of Transmission Line Easement of record in Book 2338, Page 466, said Register's Office.

Charter of Villages of Long Hunter of record in Instrument 200105310056381, 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 7536 W. Winchester Drive, 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), 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 my/our hands this 1st day of March, 2010.

Tricie Ann Daves

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Tricie Ann Daves 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 1st day of March, 2010.

Commission expires: 11/5/2012

Notary Public

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

File Number: 210020100

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

FOUNDATION
TITLE AND ESCROW, LLC
1725 N. Mt. Juliet Rd., Ste. C
Mt. Juliet, TN 37122