File No. 291200375

WARRANTY DEED

Return To:

Harpeth Title, LLC
109 Westpark Drive, Ste 150
Brentwood, TN 37027
H090763

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $109,971.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF MARCH, 2010.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
November 4, 2013

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

BILL GARRETT, Davidson County
Trans:T20100015299 DEEDWARR
Recvd: 03/16/10 09:05 2 pgs
Fees:13.00 Taxes:406.89
20100316-0019636

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jennifer M. Bauer	Mortgage Investors Inc.	075120A05100
(NAME) 4928 Scotts Creek Pkwy.	(NAME) 8320 East Walker Springs Lane #200	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Knoxville, TN 37923	
(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, David L. Drummond, married, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Jennifer M. Bauer, unmarried 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. 144 on the Revised Plan of Section One, Greer Meadows at Cedar Creek, as of record in Plat Book 7900, Page 115, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to David L. Drummond, married by deed from The Secretary of Housing and Urban Development, of Washington D.C. of record in Instrument 20090828-0081155 on 08/26/2009 and filed for record on 08/28/2009, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 7900, Page 115, said Register's Office.

Restrictions of record in Book 8060, Page 692, Amended in Book 8239, Page 649, said Register's Office.

By-Laws of record in Book 8060, Page 685, said Register's Office.

Charter of Homeowner's Association as shown of record in Book 8060, Page 680, said Register's Office.

Quitclaim Deed to Homeowner's Association as shown of record in Book 8060, Page 714, said Register's Office.

Cumberland Utility District Easement of record in Book 5609, Page 636, said Register's Office.

Retention Basin Easement to Patrick L. Vaden and Aubrey Johnson of record in Book 6513, Page 857, said Register's Office.

Stormwater Detention Agreement Easement to Nashville of record in Book 6634, Page 229, said Register's Office.

Easement to Masterpiece Homes, Inc. of record in Book 7037, Page 853, 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 4928 Scotts Creek Pkwy., 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 my/our hands this 12th day of March, 2010.

David L. Drummond

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 David L. Drummond 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 12th day of March, 2010.

Commission expires: 9/2/13

Notary Public

MORGAN SULCER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

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