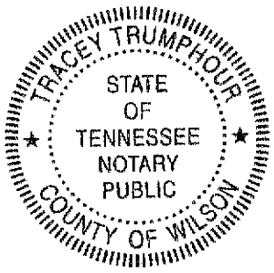
File No. 210030160

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $143,000.00

Wendy L McNeal
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF MARCH, 2010.

Tracey Trumphour
Notary Public

MY COMMISSION EXPIRES 9.2.2013
(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: 03/18/10 11:09 3 pgs
Fees:18.00 Taxes:529.10
20100318-0020353

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wendy L. McNeal	Pinnacle National Bank	064160D09200
(NAME) 1872 Brookmeadow Lane	(NAME) 211 Commerce Street	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Nashville, TN 37201	
(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, **Misty Jo Coyle Thurman and husband, Matt Thurman**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Wendy L. McNeal, a single 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. 259 on the Plan of Section Two, Truxton Park of record in Instrument No 20010515-0049898, Register's Office for 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 MISTY JO COYLE by deed from JOSEPH KING AND WIFE, CLEMENT M. KING of record in Instrument No. 20040414-0041787 on 03/31/2004 and filed for record on 04/14/2004, Register's Office for DAVIDSON County, Tennessee.

Matt Thurman joins in this conveyance to convey any and all rights he may have in this property.

The said Misty Jo Coyle having since married is also known as Misty Jo Coyle Thurman.
Misty Jo Coyle and Misty Jo Coyle Thurman are one in the same person.

All matters as set forth per Instrument No. 20010515-0049898, said Register's Office.

Restrictions of record in Instrument No. 20001030-0107559, as amended in Instrument No. 20010522-0052910, said Register's Office.

By-Laws of record in Instrument No. 20001101-0108604, said Register's Office.

Storm water Detention Agreement Easement of record in Instrument No. 20000824-0083612, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage Easement of record in Instrument No. 20001208-0121300, said Register's Office.

Charter of Homeowner's Association as shown of record in Instrument No. 20001101-0108603, Register's Office for said County.

Quitclaim Deed to the Homeowner's Association as shown of record in Instrument No. 20050311-0027267, 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 1872 Brookmeadow Lane, 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 15th day of March, 2010.

Misty Jo Coyle Thurman
Misty Jo Coyle Thurman

Matt Thurman
Matt Thurman

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 Misty Jo Coyle Thurman and Matt Thurman 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 15th day of March, 2010.

Commission expires: 9.2.2013

Tracey Trumphour
Notary Public

File Number: 210030160

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

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

CERTIFICATE OF AUTHENTICITY

I, Tammy Duncan, do hereby make oath that I am a licensed attorney and/or 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.

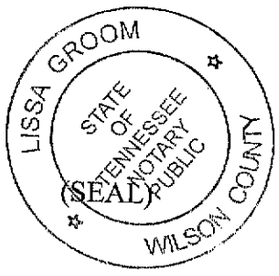
Tammy Duncan
Attorney or Custodian

Cumberland Title

STATE OF TENNESSEE

COUNTY OF Wilson

Personally appeared before me, Lissa Groom, a notary public for this county and state Tammy Duncan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Lissa Groom
Notary Public

My Commission Expires: 11/5/2012

270600731