(1)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $106,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29th day of March, 2010.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
COMMISSION EXPIRES: JUL 24, 2012

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 30 Burton Hills Blvd. Suite 175, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Amy Gardner		161-11-A-188.00CO
(NAME) 339 Huntington Ridge Drive	(NAME) Same As New Owner	
(ADDRESS) Nashville, TN 37211	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Jason G. Hitchcock, a married man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Amy Gardner, an unmarried woman**, hereinafter called the Grantees, their 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. 188 on the Plan of Huntington Ridge Townhouses, of record in Plat Book 4675, page 9, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Jason G. Hitchcock, unmarried by Warranty Deed from Janice L. Garrett, unmarried, dated May 31, 2005 and recorded in Instrument No. 20050603-0063116, Register's Office for Davidson County, Tennessee.

This property has never been the principal residence of the grantor, nor his spouse or any dependent.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 339 Huntington Ridge Drive, Nashville, TN 37211

BILL GARRETT, Davidson County
Trans:T20100020068 DEEDWARR
Recvd: 04/06/10 13:35 2 pgs
Fees:13.00 Taxes:392.20

20100406-0025691

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has 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 Grantees, their 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 **29th** day of **March , 2010**.

_____ _____

Jason G. Hitchcock

_____ _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, **Jason G. Hitchcock**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **29th** day of **March, 2010.**

_____
Notary Public

My commission expires: 9.15.10

MELISSA J. BUTCHKO-TURECKI
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Comm. Expires September 15, 2010