File No. 210040272

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/28/10 11:18 3 pgs
Fees:18.00 Taxes:1341.25
20100528-0041338

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $362,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF MAY, 2010.

Notary Public

MY COMMISSION EXPIRES: June 20, 2011
(AFFIX SEAL)

MICHELLE LEE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
Sidwell, Barrett, & Welch, PC
1604 Westgate Circle, Suite 3
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronald E. Jarvis	SIRVA Mortgage, Inc.	098130C170000C0
(NAME) 2201 Seven Points Circle	(NAME) 6200 Oak Tree Blvd. Suite 300	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Independence, OH 44131	
(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, Edward D. Russell and wife, Tracy L. Schweitzer**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Ronald E. Jarvis and Dana L. Jarvis, Husband and Wife**, hereinafter called the grantee(s), 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. 163, on the plan of Phase 5, Section 1, The Meadows of Seven Points, of record in Instrument No. 20060522-0059944, 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 Edward D. Russell and wife, Tracy L. Schweitzer by Deed dated December 8, 2006, filed of record on December 14, 2006, from Frank Batson Homes, Inc., of record by Instrument No. 20061214-0154396, Register's Office for Davidson County, Tennessee.

Declaration of Covenants, Conditions and Restrictions of record in Book 11670, Page 822 and Book 11670, Page 837, Register's Office of said County.

By-Laws as shown of record in Book 11670, Page 822, Register's Office for said County.

Charter of Homeowner's Association as shown of record in Instrument No. 20000322-0028986, Register's Office for said County.

Deed to the Homeowner's Association as shown of record in Instrument No. 20090721-0068473, said Register's Office.

Easement as shown of record in Book 11738, Page 776, Register's Office for said County.

Storm Water Detention Agreement as shown of record in Instrument No. 20060227-0021950, said Register's Office.

Agreement for Dedication of Easement for Sewage Pumps, Service Lines, Ingress/Egress Purposes and Appurtenances as shown of record in Instrument No. 20061120-0143596, said Register's Office.

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 2201 Seven Points Circle, 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), THEIR 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), 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 26th day of May, 2010.

Edward D. Russell

Tracy L. Schweitzer

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 Edward D. Russell and wife, Tracy L. Schweitzer 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 26th day of May, 2010.

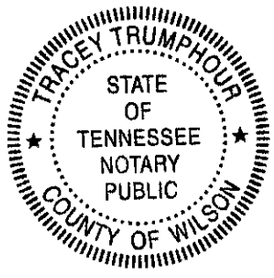
Commission expires: 9.2.2013

Notary Public

File Number: 210040272

RETURN TO:

Stewart Title Company
1604 Westgate Circle, Suite 3
Brentwood, TN 37027



CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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.

Custodian

Cumberland Title

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Michelle Lee Reynolds, a notary public for this county and state, Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL)



Notary Public

My Commission Expires: June 20, 2011

900