File No. 210050035

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20100033429 DEEDWARR
Recvd: 06/02/10 15:48 2 pgs
Fees: 13.00 Taxes: 417.73
20100602-0042635

STATE OF TN
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $112,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF MAY, 2010.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires OCT 21, 2013

~~BOX 10-A~~

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
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
Rene Yvette Jordan	Fifth Third Mortgage Company	15011019100
(NAME)	(NAME)	
512 Spring Garden Court	5050 Kingsley Drive	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Cincinnati, Ohio 45263	
(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, Katherine A. Warrick, unmarried, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Rene Yvette Jordan, unmarried, 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. 310 on the Plan of Towne Village of the Country, Section Four-A, as of record in Plat Book 6250, Pages 20 and 21, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Hoyt R. Warrick and wife, Katherine A. Warrick by Deed dated August 26, 1998 from Robert A. Fulp and wife, Lisa D. Fulp of record in Deed Book 11101, page 814, Register's Office for said County. The said Hoyt R. Warrick having since died.

Subject to all matters as set forth on the plat of record in Plat Book 6250, Pages 20 and 21, Register's Office of said County.

Deed of Conveyance easement to Metropolitan Government of Nashville and Davidson County Tennessee of record in Book 5866, Page 45; Book 6947, Page 297 and Book 6631, Page 112, Register's Office for said County.

Restrictive Covenants of record in Deed Book 6304, Page 985, Register's Office of said County.

James Edward Blunkall, Jr. executes this instrument as Attorney in Fact on behalf of Katherine A. Warrick, pursuant to a Specific Power of Attorney of record in Instrument No. 20100602-0042634, Register's Office for said County.

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 512 Spring Garden Court, 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 28th day of May, 2010.

Katherine A. Warrick

Katherine A. Warrick,

By: James Edward Blunkall Jr.

James Edward Blunkall, Jr., Her Attorney in Fact

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, James Edward Blunkall, Jr., with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is/are, pursuant to Power of Attorney of record in Book *, Page _____, Registers Office for Davidson, the **Attorney-in-Fact** of Katherine A. Warrick (herein called the **"Maker"**), or a constituent of the **Maker** and is authorized by the **Maker** or by its constituent, the constituent being authorized by the **Maker**, to execute this instrument as the free act and deed of the **Maker** on this 5/28/2010.

My Commission Expires:. 1/23/2011

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Tammy Duncan

, Notary Public.

* Instrument # 20100602-0042634

File Number: 210050035

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