BILL GARRETT, Davidson County
Trans:T20100041908 DEEDWARR
Recvd: 07/08/10 15:08 2 pgs
Fees:13.00 Taxes:588.30
20100708-0053578

WARRANTY DEED

NOTARY PUBLIC
Anthony N. Greco
My Commission Expires
January 7, 2013
STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $159,000.00

Theresa Bradley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of June, 2010.

Anthony N. Greco
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 2401 Memorial Blvd.
Springfield, Tennessee 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Aaron R. Payne	First Community Mortgage Inc	06416OD 19500CO
(NAME)	(NAME)	
2605 Spring Farm Lane	275 Robert Rose Drive	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Murfreesboro TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20100602

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, David A. Trinko**, married hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Aaron R. Payne and Courtney Payne, husband and wife**, hereinafter called the GRANTEE, his/her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 2605 Spring Farm 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, his/her heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to restrictions, restrictions, easements, covenants and conditions contained in former instruments of record pertaining hereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 28th day of June, 2010.

DA McMillen
Notary Public
State of Alaska
My Commission Expires June 8, 2011

David A. Trinko

Nancy Lynn Trinko

STATE OF Alaska
COUNTY OF 3rd Judicial Dist.

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within David A. Trinko and Nancy Lynn Trinko, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that David A. Trinko and Nancy Lynn Trinko executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of June, 2010.

Commission expires: 06/02/2011

Notary Public

EXHIBIT A

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

BEING Lot No. 332 on the Plan of Section four, Truxton Park, appearing of record in Instrument 20020528-0064435, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING all of the same property conveyed to David A. Trinko by Warranty Deed from Angelina Anthamatten, unmarried, dated October 26, 2005 and filed of record in Instrument 20051028-0130423, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:
This conveyance is made subject to Terms, conditions, easements, rights and liens as set forth in the Declaration of Covenants, Conditions, and Restrictions of record in Instrument 20001011-0100896, Instrument 20001030-0107559, Instrument 20010522-0052910, Instrument 20020123-0009419, and Instrument 20020506-0055597, as re-recorded in Instrument 20020718-0086907, and the By-Laws appended thereto, of record in Instrument 20001101-0108604, said Register's Office, and to easements, setback lines, notes, conditions, stipulations, etc, and all other matters set out on the aforesaid subdivision plat.