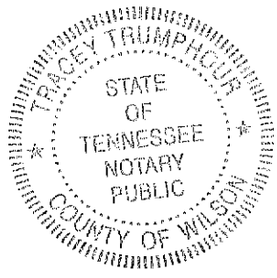
File No. 210080039

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Heather Doughtie
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF AUGUST, 2010

Tracey Trumphour
Notary Public

MY COMMISSION EXPIRES: 9.2.2013
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 09/03/10 09:13 3 pgs
Fees:18.00 Taxes:518.00
20100903-0070108

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Heather Doughtie	PrimeLending, A PlainsCapital Company	MAP 063160B19400
(NAME) 1116 Dawnwood Drive	(NAME) 18111 Preston Road, Ste. 900	
(ADDRESS) Old Hickory, TN 37138	(ADDRESS) Dallas, TX 75252	
(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, Benjamin K Greeson and wife, Jodi L. Greeson**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Heather Doughtie, married** 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. 276 on the Plan of Hampton Park (formerly Chitwood Downs, a Planned Unit Development), as of record in Plat Book 6900, Page 550-552, corrected in Book 7462, Page 445 and amended in Book 8181, Page 112, 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 Benjamin K Greeson and wife, Jodi L. Greeson by Deed dated July 25, 2003 from Sonya L. Pearson, know known as Sonya L. Smith and Fleming Wood Smith, III, wife and husband of record in Instrument No. 20030804-0110409, Register's Office for said County.

Subject to all matters as set forth on the plat of record in Plat Book 6900, Page 550-552, corrected in Book 7462, Page 445 and amended in Book 8181, Page 112,, Register's Office of said County.

Charter of Homeowner's Association as shown of record in Book 8517, Page 762 and Book 8833, Page 216; Book 7431, Page 204, Register's Office for said County.

Easement as shown of record in Deed Book 7460, Page 930; Book 7489, Page 515, Register's Office for said County.

Restrictive Covenants of record in Deed Book 7351, Page 515; Book 7351, Page 852; Book 8336, Page 393, Register's Office of 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 1116 Dawnwood Drive, Old Hickory, TN 37138
(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 27th day of August, 2010.

Benjamin K Greeson

Jodi L. Greeson

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 Benjamin K Greeson and wife, Jodi L. Greeson 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 27th day of August, 2010.

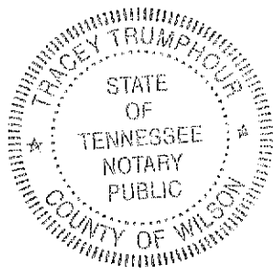
Commission expires: 9.2.2013

Notary Public

File Number: 210080039

RETURN TO:

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



CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour, 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.

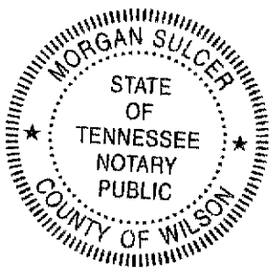
Attorney or Custodian

Cumberland Title

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, Morgan Sulcer, a notary public for this county and state Tracey Trumphour, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary Public

My Commission Expires: September 2, 2013