File No. 210070449

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/21/10 14:59 3 pgs
Fees:18.00 Taxes:519.85
20100921-0075149

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF SEPTEMBER, 2010.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

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
Janet Flagg Washington	Fifth Third Mortgage Company	150120A00700
(NAME) 3644 Huntingboro Trail	(NAME) 5001 Kingsley Drive	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Cincinnati, OH 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, Christia W. Hall, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Janet Flagg Washington, 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 all of Lot No. 669, on the plan of Phase II, Somerset, of record in Plat Book 6900, Page 734, 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 ROBERT K. HALL AND WIFE, CHRISTIA W. HALL by Deed from PHILLIPS BUILDERS INC., dated 01/17/1992 and filed for record on 01/22/1992 in Book 8533, Page 76, and re-recorded in Book 8539, Page 840, Register's Office for DAVIDSON County, Tennessee.

Richard K. Hall having since deceased.

This conveyance is subject to:

All matters as set forth per Plat Book 6900, Page 733, Plat Book 6900, Page 734, said Register's Office.

Restrictive Covenants of record in Book 7619, Page 647, as amended of record in Book 7657, Page 583, Book 7675, Page 923, Book 7776, Page 826, Book 8708, Page 630, and Instrument No. 20060405-0039162, said Register's Office.

By-Laws of record in Book 7619, Page 679, amended of record in Book 9509, Page 363, Book 9647, Page 472, and Instrument No. 20090513-0044145, said Register's Office.

Charter of Homeowner's Association as shown of record in Book 7661, Page 37, 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 3644 Huntingboro Trail, 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 hand this 8th day of September, 2010.

Christia W. Hall

Christia W. Hall

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Christia W. Hall 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. 9/8/10

Commission expires: June 20, 2011

Michelle Reynolds

Notary Public

MICHELLE LEE REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

File Number: 210070449

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

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