WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100059531 DEEDWARR
Recvd: 09/22/10 08:45 2 pgs
Fees:13.00 Taxes:821.40
20100922-0075225

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $222,000.00

Feinberg
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF SEPTEMBER, 2010.

Delana D Thompson
Notary Public

MY COMMISSION EXPIRES: May 19, 2014.
(AFFIX SEAL)

DELANA D. THOMPSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Music City Title & Escrow, LLC, 116 Lineberry Blvd., Ste. 200, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tatiana Feinberg		098100A02500CO
(NAME)	(NAME)	
6009 Hagar's Grove Pass	NEW OWNER	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	2925 Polo Club Rd. Nashville TN 37221	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Jerry R. Sitz, Jr. and wife, Teri K. Swiger, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tatiana Feinberg, unmarried, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 53 on the Plan of Phase One, Hagars Grove, of record in Instrument No. 20040614-0069738, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jerry R. Sitz, Jr. and wife, Teri K. Swiger by Warranty Deed from Frank Batson Homes, Inc., filed of record in Instrument No. 20051024-0128110, Register's Office of Davidson County, Tennessee.

Subject to all matters as shown on plat of record in Instrument No. 20040614-0069738, Register's Office of Davidson County, Tennessee.

Subject to a sewer easement as shown of record in Instrument No. 20030827-0124254, Register's Office of Davidson County, Tennessee.

Subject to charter for homeowners association as shown of record in Instrument No. 20040618-0072535, Register's Office for Davidson County, Tennessee.

Subject to a Quitclaim Deed for Common Areas to homeowners association as shown of record in Instrument No. 20081230-0123440, Register's Office of Davison County, Tennessee.

Subject to restrictions as shown of record in Instrument No. 20040603-0065607, Register's Office of Davidson County, Tennessee.

Subject to By-Laws as shown of record in Instrument No. 20040603-0065607, Register's Office of Davidson County, Tennessee.

Subject to any homeowner association dues/maintenance fees that may be assessed.

unimproved ☐
This is improved ☒ property, known as 6009 Hagar's Grove Pass, 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 16th day of September, 2010.

Jerry R. Sitz Jr.

Teri K. Swiger

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public, Jerry R. Sitz, Jr. and wife, Teri K. Swiger, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee this 16th day of September, 2010.

Commission expires: May 19, 2014

DELAINA D. THOMPSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Delaina D. Thompson Notary Public