BILL GARRETT, Davidson County
Trans:T20100061974 DEEDWARR
Recvd: 10/01/10 10:25 2 pgs
Fees:13.00 Taxes:329.30
20101001-0078358

WARRANTY DEED

CONNIE L. TIMBS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $89,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of September, 2010.

Notary Public

MY COMMISSION EXPIRES: 2-8-11
(AFFIX SEAL)

RETURN TO & THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 165 Indian Lake Blvd., Ste. 106
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sarah J. Dinnie	PrimeLending, A PlainsCapital Company	034050A08900 CO
(NAME)	(NAME)	
602 Independence Court	18111 Preston Road, Suite 900	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Dallas, TX 75252	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20101175

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, **JAN THIEL, A SINGLE WOMAN**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **SARAH J. DINNIE, A SINGLE WOMAN**, 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 602 Independence Court, Madison, TN 37115
(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 reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 29th day of September, 2010.

Jan Thiel

PROVINCE OF BRITISH COLUMBIA

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

Witness my hand and official seal in the city of Victoria, in the Province of British Columbia, this 29th day of September, 2010.

Commission expires:

Permanent Commission

Notary Public

SABRINA I. HANOUSEK
NOTARY PUBLIC
201-2610 DOUGLAS STREET
VICTORIA BC V8T 4M1
TEL 250-382-8880

A NOTARY PUBLIC IN AND FOR
THE PROVINCE OF BRITISH COLUMBIA
PERMANENT COMMISSION

EXHIBIT A

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

BEING Lot No. 89 on the plan of the Subdivision of Monticello Manor, as of record in Plat Book 6250, page 551, in the Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING all of the same property conveyed to Jan Thiel, unmarried by Warranty Deed from Paul D. Bible and wife, Amy C. Starkey Bible, dated November 13, 2009 and filed of record in Instrument 20091120-0106979, 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 for Monticello Manor and the By-Laws appended thereto, of record in Book 6643, Page 950 and as amended in Book 11259, page 994, said Register's Office, and to all matters set out on the aforesaid subdivision plat.