File No. 210100523

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00

Norma M. Tillman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF NOVEMBER, 2010.

Kimie Perry
Notary Public

MY COMMISSION EXPIRES: 6-5-12
(AFFIX SEAL)

KIMIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

**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: 11/12/10 08:39 3 pgs
Fees:18.00 Taxes:777.00
**20101112-0090529**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Norma M. Tillman | Norma M. Tillman | MAP 098050B02900 |
| (NAME) 6500 Lampe Court | (NAME) SAME | |
| (ADDRESS) Hermitage, TN 37076 | (ADDRESS) , | |
| (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, Susan L. Rocco and R. Stephen Ramsey, Co-Trustees, Kenneth Granville Ellis Trust u/w dated 01/24/2008**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Norma M. Tillman, an unmarried woman**, 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:

BEING Lot No. 29 on the FINAL PLAT, REVISION TO LOT 29, PHASE I, BAYPOINTE SUBDIVISION, as shown by plat of record in Instrument No. 20010202-0010397, of the Register's Office of 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 Susan L. Rocco and R. Stephen Ramsey, Co-Trustees, Kenneth Granville Ellis Trust u/w dated 01/24/2008 by Deed of Executor dated October 10, 2008, from Susan L. Rocco and R. Stephen Ramsey (a/k/a Stephen R. Ramsey), Co-Executors of the Last Will & Testament of Terry Lynn Ellis and filed for record on October 28, 2008, in Instrument No. 20081028-0107636, Register's Office for said County.

Subject to all matters as set forth on the plat of record in Instrument No. 20010202-0010397, Register's Office for Davidson County, Tennessee.

Transmission Line Easement as shown of record in Book 1255, Page 347 and Book 1280, Page 445, Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Sanitary Sewer and/or Storm Drainage Easement as shown of record in Book 10316, Page 619 and Book 10493, Page 504, Register's Office for said County.

QuitClaim Homeowner's Association as shown of record in Instrument No. 20020805-0093528, Register's Office for Davidson County, Tennessee.

Subject to Homeowner's Association Dues.

Restrictive Covenants & By-Laws of record in Book 3811, Page 637, Book 3827, Pages 822 & 830, Book 4075, Page 628, Instrument No. 20000510-0047337 and Instrument No. 20000720-0071748, Register's Office for Davidson County, Tennessee.

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 6500 Lampe Court, 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(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 our hands this 5th day of November, 2010.

Susan L. Rocco and R. Stephen Ramsey, Co-Trustees,
Kenneth Granville Ellis Trust u/w dated 01/24/2008

By: Susan L. Rocco, Trustee
Susan L. Rocco, Trustee

Attest: R. Stephen Ramsey, Trustee
R. Stephen Ramsey, Trustee

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Susan L. Rocco and R. Stephen Ramsey with whom I am personally acquainted and who proved himself/herself to be the Trustees of The Susan L. Rocco and R. Stephen Ramsey, Co-Trustees, Kenneth Granville Ellis Trust u/w dated 01/24/2008, the bargainor, and who, being authorized to do so, acknowledged he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand at office this 5th day of November, 2010.

Commission expires: 6-5-12

KIMIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

Notary Public

**File Number: 210100523**

**RETURN TO:**
Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

**CERTIFICATE OF AUTHENTICITY**

I, Kimie Perry, 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

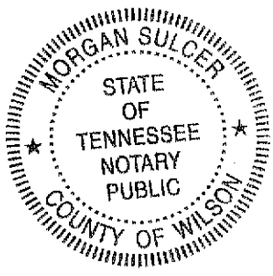
Cumberland Title

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, Morgan Sulcer, a notary public in and for the aforesaid county and state, the within named Kimie Perry, 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: 9/2/2013