File No. 210100364

WARRANTY DEED

Return to: Realty Title & Escrow
808 N. Mt. Juliet Rd
Mt. Juliet, TN 37122

STATE OF TN
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF NOVEMBER, 2010.

Notary Public

MY COMMISSION EXPIRES: 7-17-12

(AFFIX SEAL)

KATHLEEN A. TOMLINSON NOTARY PUBLIC AT LARGE WILSON CO. TENN.

BILL GARRETT, Davidson County
Trans:T20100072165 DEEDWARR
Recvd: 11/15/10 11:33 2 pgs
Fees:13.00 Taxes:555.00
20101115-0091214

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Caroline Stanback	Bank of America	098050A02100
(NAME) 808 Hallstone Court	(NAME) P.O. Box 619003	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) DALLAS, TX 75261	
(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, Dennis E. Dynes, an unmarried man, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Caroline Stanback, a married 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. 47 on the Plan of Section One, Hampton Hall, as of record in Plat Book 9700, Pages 290 and 291, 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 Dennis E. Dynes, an unmarried man by Deed dated July 2, 2007 from Pamela A. Owens and Kenny G. Owens of record in Instrument No. 200708070094083, Register's Office for said County.

Subject to all matters as set forth per Plat Book 9700, Pages 290 and 291, Register's Office of said County.

Stormwater Declaration Agreement Easement as shown of record in Book 10584, Page 114; Deed of Conveyance easement as shown in Book 11497, Page 565, Register's Office for Davidson County, Tennessee.

Restrictive Covenants of record in Deed Book 10278, Page 257; amended in Book 10301, Page 184 and Book 10420, page 359; Book 10444, page 460; Book 10640, page 947; Book 11577, page 620, Register's Office of said County.

Charter of Homeowner's Association as shown of record in Book 10290, Page 261, Register's Office for Davidson County, Tennessee.

Subject to all easements, restrictive covenants and conditions, and other matters of record including all items set out on any applicable plat of record.

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 808 Hallstone 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 my/our hands this 10th day of November, 2010.

Dennis E. Dynes

STATE OF ARKANSAS
COUNTY OF Garland

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Dennis E. Dynes, an unmarried man 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 10th day of November, 2010.

Commission expires: 12-01-2013

Notary Public

RHONDA L. BYRNE
COM. EXP.
NOTARY
PUBLIC
12-01-2013
GARLAND COUNTY, AR

File Number: 210100364

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