WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100073419 DEEDWARR
Recvd: 11/19/10 09:27 2 pgs
Fees:13.00 Taxes:412.55
20101119-0092583

SHELLY M. BENTLEY STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $111,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of November, 2010.

Notary Public

MY COMMISSION EXPIRES: 4-28-2014
(AFFIX SEAL)

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
Timothy Jernigan	F & M Mortgage	
(NAME)	(NAME)	
913 Bexhill Court S	1639 Medical Center Parkway	064160C08000CO
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20101398

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, Joy Brent,*** hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Timothy Jernigan,**** 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.: *unmarried ** unmarried

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 913 Bexhill Court S, 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, 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 12th day of November, 2010.

Joy Brent by Phyllis Ethridge, Attorney in Fact

Joy Brent by Phyllis Ethridge, Attorney in Fact

Attorney in Fact

State of Tennessee
County of Sumner

On this 12th day of November, 2010, before me personally appeared Phyllis Ethridge, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Joy Brent, and who acknowledged that she executed the same as the free act and deed of Joy Brent.

Witness my hand and official at, Tennessee, this 12th day of November, 2010

Commission expires: 4/23/2013

MELISSA D. ROGERS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Melissa D. Rogers
Notary Public

This document was executed with Power of Attorney filed of record in Instrument Number 20101119-0092583 said Register's Office.

EXHIBIT A

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

BEING Lot No. 33 on the Plan of Section Four, Wembley Downs, of record in Book 7900, page 456, 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 all of the same property conveyed to Joy Brent by Warranty Deed from Phyllis M. Ethridge, dated September 30, 2002 and filed of record in Instrument 20021008-0122349, 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 and the By-Laws appended thereto, of record in Book 8304, Page 623, as amended in Book 8447, page 633 and Book 8797, page 915, and Book 9522, page 349, said Register's Office, and to all matters set out on the aforesaid subdivision plat.