39818

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/08/10 13:48 3 pgs
Fees:18.00 Taxes:555.00
20101208-0097783

PHILIP ELLIS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF DECEMBER, 2010.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donna Pendergrass and Shirley Tidwell	Nation Star Mortgage, LLC	
(NAME)	(NAME)	
2116 Pineglen Court	P.O. Box 7729	164-10A-321
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Springfield, OH 45501-7729	
(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, **CHRISTOPHER L. HUSKEY, MARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DONNA PENDERGRASS, MARRIED AND SHIRLEY TIDWELL, 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:

Land in Davidson County, Tennessee, being Lot No. 271, Village Six, Summerfield, according to plat and survey of same appearing of record in Instrument No.20060928-0120376, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details as to location and description.

Being the same property conveyed to Christopher L. Huskey, married by deed from Billie Jo Josovitz, unmarried, June 23, 2010, of record in Instrument No. 20100628-0050172, said Register's Office.

This conveyance is subject to (a) 2010 real property taxes, which have been paid; (b) All matters appearing on the plan of record in Instrument No.20060928-0120376, said Register's Office; (c) Restrictive covenants and Homeowner's Association of record in Book 11588, page 484, amended in Book 11669, page 376, and by Instrument Nos. 20010308-0021946; 20010504-0046260; 20030527-0071168; 20051103-0133360; 20050317-0029621; 20051103-0133359; 20060724-0089079; 20060724-0089080; 20060724-0089081 and 20060921-0117120, said Register's Office; (d) By-Laws of Summerfield Homeowner's Association, Inc. of record in Book 11648, page 662, and amended by Instrument No. 20010504- 0046261, said Register's Office; (e) Charter of Summerfield Homeowner's Association, Inc. of record in Book 11648, page 660, amended by Instrument No. 20010326-0028531, said Register's Office; (f) Sanitary sewer easement of record in Instrument No. 19991216-0303934, and Instrument No. 20000809-0079074, said Register's Office; (g) Storm Water Detention Agreement of record in Instrument Nos. 20050329-0033458, and 20000113-0004777, said Register's Office; and (h) Easement to Bellsouth of record in Book 1141, page 327, said Register's Office.

This is not the principal place of residence of the Grantor named herein.

unimproved ☐

This is improved ☒ property, known as 2116 Pineglen Court, Antioch, TN 37013

(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 my hand this 6th day of December, 2010.

Christopher L. Huskey

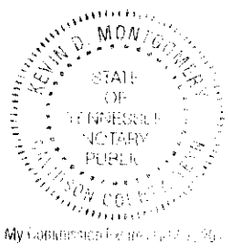
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Christopher L. Huskey, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 6th day of December, 2010.

Kevin D. Montgomery Notary Public



I, Philip Ellis, 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.

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Lori Holloway, a notary public for this county and state, Philip Ellis who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 7-16-2011

Notary's Seal (If on paper)

LORI HOLLOWAY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY