File No. 210060433

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110002023 DEEDWARR
Recvd: 01/10/11 14:48 2 pgs
Fees:13.00 Taxes:1117.40
20110110-0002772

STATE OF TN
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1830,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF November, 2010

Notary Public

MY COMMISSION EXPIRES: 5/17/2014 (AFFIX SEAL)

DANNY L. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
Sidwell, Barrett, & Welch, PC
1604 Westgate Circle, Suite 3
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Glen M. Gauthier	Mortgage Investors Group	098060B10700
(NAME)	(NAME)	
1200 Chickadee Circle	8320 E. Walker Springs Ln.	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Knoxville, TN 37923	
(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, **Daniel W. Harbor and wife, Brenda Harbor,** hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Glen M. Gauthier and Donna C. Gauthier, husband and wife, hereinafter called the grantee(s), 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 Unit B of Lot 122D, as shown on the plan of Bridgewater, Phase 2, Section A, Villa Units, filed as Exhibit A to, and established by the Supplemental Declaration of record in Instrument 200511220141076 and amended in Instrument No. 20071023-0125250, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in said Declaration, reference to which is hereby made for a more complete and accurate description of said Unit.

Being the same property conveyed to DANIEL W. HARBOR AND WIFE, BRENDA HARBOR by Deed from FRANK BATSON HOMES INC., and filed for record in Instrument No. 20080818-0084460, Register's Office for DAVIDSON County, Tennessee.

This conveyance is subject to :

All matters as set forth per Instrument No. 20061207-0151485, said Register's Office.

Declaration of Covenants, Conditions, Restrictions and By-laws of record in Instrument No. 20051122-0141076, and as amended in Instrument No. 20071023-0125250, said Register's Office.

Master Declaration of record in Instrument No. 20051024-0128043, said Register's Office.

Declaration of Taking of record in Book 1291, Page 99, said Register's Office.

Final Decree of record in Book 1318, Page 28, said Register's Office.

Storm water Detention Agreement of record in Instrument No. 20050222-0019150, said Register's Office.

Charter of Homeowner's Association as shown of record in Instrument No. 20060223-0021110 and Instrument No. 20060223-0021111, Register's Office for said County.

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 1200 Chickadee Circle, 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), THEIR 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), 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 our hands this 17th day of November 2010

Daniel W. Harbor
Daniel W. Harbor

Brenda Harbor
Brenda Harbor

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Daniel W. Harbor 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 6th day of August 2010
Commission expires: 8-28-11

Gail Herbert
Notary Public

GAIL HERBERT STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires August 28, 2011

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Brenda Harbor 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 6th day of August 2010
Commission expires: 8-28-11

Gail Herbert
Notary Public

GAIL HERBERT STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires August 28, 2011

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RETURN TO:
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