File No. 210080029

BILL GARRETT, Davidson County
Trans:T20110017551 DEEDWARR
Recvd: 03/25/11 11:34 2 pgs
Fees:13.00 Taxes:503.20
20110325-0023109

WARRANTY DEED:

KIMBERLY D. HICKS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TN
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 136,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF March, 2010.

Notary Public

MY COMMISSION EXPIRES: 4-12-14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
5107 Maryland Way
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Prudential Relocation, Inc., a Colorado corporation	NEW OWNER	086030A02100
(NAME)	(NAME)	
16260 North 71st St.		
(ADDRESS)	(ADDRESS)	
Scottsdale, AZ 85254		
(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, George Iarca, unmarried, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Prudential Relocation, Inc., a Colorado corporation, hereinafter called the grantee(s), 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 all of Lot No. 21, on the plan of Summit Run, Phase Two, of record in Plat Book 9700, Page 660, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to George Iarca, unmarried by Deed from William Scott Sandlin, unmarried being the sole heir of Denise C. Sandlin, deceased, dated 04/10/2007 and filed for record on 04/27/2007 in Instrument 20070427-0050458, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 8250, Page 524, Plat Book 9700, Page 660, said Register's Office.

Declaration of Covenants, Conditions and Restrictions of record in Book 10378, Page 251, as amended of record in Book 11499, Page 321, said Register's Office.

Cumberland Utility District Easement of record in Book 7325, Page 994, said Register's Office.

Deed of Conveyance to Metro Government of Nashville of record in Book 10693, Page 703, said Register's Office.

County of Davidson taxes for the year 2010 and subsequent years, a lien not yet ascertainable, due or payable. Tax Parcel Identification No. 086030A02100.

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 404 Hunters Path 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), 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), 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 23 day of DEC, 2010.

George Iarca

STATE OF Minnesota
COUNTY OF Hennepin

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, George Iarca, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained on this 23 day of December, 2010.

Witness my hand at office this 23 day of December, 2010.

Commission expires:

Notary Public

AIDAN ANDY MESIC
NOTARY PUBLIC - MINNESOTA
MY COMMISSION EXPIRES 01/31/2012

File Number: 210080029
RETURN TO:
Sidwell Title
5107 Maryland Way
Brentwood, TN 37027