File No. 110328

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110037490 DEEDWARR
Recvd: 06/22/11 14:55 2 pgs
Fees:13.00 Taxes:551.30
20110622-0048016

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF JUNE, 2011.

Notary Public

MY COMMISSION EXPIRES: 2-28-15

(AFFIX SEAL)

NOTARY PUBLIC ROBERT L. ADDINGTON LARGE SUMNER COUNTY, TENNESSEE

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Neta C. Brown	Guaranty Trust Company	034 07 0A 077.00 CO
(NAME)	(NAME)	
275 Harbor Village Drive	316 Robert Rose Drive	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, Richard D. Packard, an unmarried man, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Neta C. Brown, an unmarried woman, 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:

Being Lot No. 59, on the Plan of Harbor Village, Phase IV, Revision 1, as shown by plat of record in Plat Instrument No. 20050120-0007505, revising Instrument No. 20030611-0080857 and Instrument No. 20030723-0102986, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Richard D. Packard, unmarried, by deed from Newmark Homes, LP, dated November 18, 2005 and recorded on November 28, 2005 in Instrument No. 20051128-0142947, Register's Office, Davidson County, Tennessee.

Declaration of Covenants, Conditions and Restrictions for Harbor Village, Phase IV, a Horizontal Property Regime with Private Elements of record in Instrument No. 20030611-0080857, as amended in Instrument No. 20030723-0102986 and Instrument No. 20050120-0007505, said Register's Office.

Master Deed establishing horizontal property regime of Harbor Village of record in Book 7675, page 804 and Book 8402, page 569, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 275 Harbor Village Drive, Madison, TN 37115

(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

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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 13th day of June, 2011.

Richard D. Packard

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Richard D. Packard, the bargainor(s), 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 this 13th day of June, 2011.

Commission expires: 2-28-12

Notary Public

SUMNER COUNTY, TENNESSEE
JANET L. ANDREWS
NOTARY PUBLIC AT LARGE