WARRANTY DEED

File #11012307

LAURIE M. HARRIS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $99,999.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of June, 2011.

Notary Public

MY COMMISSION EXPIRES: 12-10-2012
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 07/08/11 15:03 3 pgs
Fees:18.00 Taxes:370.00
20110708-0052511

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
1418 Kensington Sq. Ct. Bldg A
Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Janet Lin Baber	Pinnacle National Bank	75-5-65
(NAME)	(NAME)	
164 Bonnafield Drive	1503rd Avenue S, Ste 900	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Nashville TN 37201	
(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, I/WE, **Kristina Harper, unmarried ,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Janet Lin Baber,** 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. 897, on the plan of Section Eight, Hermitage Hills, as the same appears of record in Plat Book 3600, Page 24, Register's office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description.

Being the same property conveyed to Kristina Harper, an unmarried individual, by deed from BB Doubleday, Jr., married, dated 07/20/07, of record in Instrument No. 20070807-0094074, said Register's Office.

This conveyance is subject to: Any and all matters as set forth in the plat of record in Plat Book 3600, Page 24, said Register's Office.

unimproved ☐
This is improved ☒ property, known as **164 Bonnafield Drive, 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 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 our hands this 23rd day of June, 2011.

Kristina Harper

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public, personally appeared Kristina Harper , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at this 23rd day of June, 2011.

Commission expires:

8/16/14

Notary Public



RETURN RECORDED DOCUMENTS TO:

Biltmore Title, LLC
1418 Kensington Sq. Ct. Bldg. A
Murfreesboro, TN 37130

I, Dawn D Chase 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.

Dawn Chase

Signature

State of TN

County of Williamson

Personally appeared before me, Laurie M. Harris notary public for this county and state Dawn D. Chase who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Laurie M Harris

Notary's Signature

LAURIE M. HARRIS
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

MY COMMISSION EXPIRES: 12-10-2012

Notary's Seal (If on paper)

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subdivision (2).