WARRANTY DEED

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $72,450.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of July, 2011.

Notary Public

MY COMMISSION EXPIRES: 11.5.2012

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Brian Keith Borgman	Brian Keith Borgman	08610006000
(NAME)	(NAME)	
450 Belinda Pkwy.	450 Belinda Pkwy	
(ADDRESS)	(ADDRESS)	
Mt. Juliet, Tn. 37122	MT JULIET TN 37122	
(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, **Brenda A. McCarty, married**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Brian Keith Borgman,** Single, hereinafter called the GRANTEE(S), their heirs and/or 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. 72 on the plan of Chapelwood, Section Two, of record in Plat Book 5200, Page 83, Register's Office of Davidson County, Tennessee, to which plan reference is here made for a more complete description.

Being the same property conveyed to Harry D. Webb and wife, Dova C. Webb by Deed from Brenda A. McCarty, a married person, dated 06/07/2007 and filed for record on 06/11/2007 in Instrument 200706110070017, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Brenda A. McCarty by Deed from Kyle B. Heckman, Substitute Trustee, dated 04/05/2010 and filed for record on 04/28/2010 in Instrument 201004280032051, Register's Office for Davidson County, Tennessee.

Subject property is investment property and is not now nor has it ever been the principal residence of the Grantor.

All matters as set forth per Plat Book 5200, Page 83, said Register's Office.

Restrictions of record in Book 5333, Page 315, as amended of record in Book 6234, Page 193, said Register's Office.

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 ☐

File No.: 01288-3652
SMG TN Warranty Deed

BILL GARRETT, Davidson County
Trans:T20110041901 DEEDWARR
Recvd: 07/12/11 13:35 2 pgs
Fees:13.00 Taxes:268.07

20110712-0053274

This is improved ☑ property, known as 4100 Hunting 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 GRANTEE(S), their heirs and/or 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/or 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 11th day of July, 2011.

Brenda A. McCarty
Brenda A McCarty

State of Tennessee
County of Wilson

Personally appeared before me Brenda A McCarty, 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 purposes therein contained.

WITNESS my hand and seal this 11th day of July, 2011.

Tracey Trumphour
Notary Public
My Commission Expires: 9.2.2013

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON