(5)

WARRANTY DEED

CAROL L. McARTHUR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires July 25, 2012

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,213.49.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF JULY, 2011.

Carol L. McArthur
Notary Public

MY COMMISSION EXPIRES: July 25, 2012
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, LLC, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard Harris	New Owner	162010C10900CO
(NAME)	(NAME)	
5405 Anchorage Dr.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220		
(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, **Peggy Sullivan Vanderpool**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Richard Harris**, HEREINAFTER CALLED THE GRANTEE, HIS 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 Number 109 on the plan of Phase 2, Hickory Glade, of record in Book 6250, page 889, as amended in Book 6900, page 41, Register's Office for Davidson County, Tennessee, to which plan references are hereby made.

Being the same property that was conveyed to Samuel Fitts and Peggy Sullivan Vanderpool, both unmarried, by Warranty Deed from Richard W. Harris, a single person, dated April 11, 2005, of record in Instrument No. 20050413-0041017, Register's Office for Davidson County, Tennessee. Samuel Fitts having since died intestate on December 28, 2009 and his interest in said real estate vested upon his death in to his daughter, Leigh Fitts and his son, Samuel Fitts, Jr. as his only heirs-at-law. See Affidavit as to Heirs of record in Instrument No. 20110719-0054997, Register's Office for Davidson County, Tennessee. Leigh Fitts and Samuel Fitts, Jr. having since conveyed any interest that they have in the subject property to Peggy Sullivan Vanderpool by Quitclaim Deed of record in Instrument No. 20110719-0054999, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Davidson County Property Taxes for the year 2011, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantee; All matters appearing on the plan of record in Book 6250, page 889 as amended in Book 6900, page 803; Restrictions of record in Book 6824, page 929 and re-recorded in Book 6898, page 896, as amended in Book 6824, page 952 and re-recorded in Book 6898, page 919, as amended in Book 6898, page 920, as amended in Book 6957, page 473, as amended in Book 7959, page 869, as amended in Instrument No. 20031223-0182416, as affected by Appointment of Successor Trustee in Book 11443, page 625 and Instrument No. 20110511-0036274; By-Laws of record in Book 6878, page 390, as amended in Book 10697, page 182; Homeowner's Association Charter of record in Book 6845, page 780; Easement for Sanitary Sewer of record in Book 7797, page 473; Book 7797, page 490 and Book 7384, page 941; Conveyance to Homeowners' Association for Common Area of record in Book 7260, page 72, all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 459 Hickory Glade Drive, Antioch, TN 37013

(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.

BILL GARRETT, Davidson County
Trans:T20110043355 DEEDWARR
Recvd: 07/19/11 08:44 2 pgs
Fees:13.00 Taxes:222.79
20110719-0055001

Witness my hand this 14th day of July, 2011.

Peggy Sullivan Vanderpool

Peggy Sullivan Vanderpool

By: Holly B. Bailey, Attorney in fact

Holly B. Bailey, Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Holly B. Bailey, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged to be the Attorney-in-Fact for Peggy Sullivan Vanderpool, the within named bargainor, and that she as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Peggy Sullivan Vanderpool, the within named bargainor by the said Holly B. Bailey as such Attorney-in-Fact.

Witness my hand and official seal at Franklin, Tennessee, this 14th day of July, 2011.

Carol L. McArthur

Notary Public

My Commission Expires: July 25, 2012

CAROL L. McARTHUR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires July 25, 2012