File# 23364-3

Box 14A

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110047017 DEEDWARR
Recvd: 08/02/11 14:05 2 pgs
Fees:13.00 Taxes:495.34

20110802-0059383

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $133,875.00

Cynthia R. Hunter
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of August, 2011.

Notary Public

MY COMMISSION EXPIRES: 2/24/13

(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
Cynthia R. Hunter	Franklin American Mortgage Company	063160B11100CO
(NAME) 1212 Springwood Drive	(NAME) 501 Corporate Centre Dr Ste 400	
(ADDRESS) Old Hickory, TN 37138	(ADDRESS) Franklin, TN 37067	
(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, we, **Tonnetta Patrick Denning, A Married Woman and Husband, Michael Denning**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Cynthia R. Hunter unmarried**, 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. 193, on the Plan of Hampton Park , formerly Chitwood Downs, a Planned Unit Development, of record in Plat Book 6900, Pages 550, 551, 552, and Certificate of Correction, of record in Book 7462, Page 445 and Book 8110, Page 401, and by an Amendment to Change Name of record in Book 8181, Page 112, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Tonnetta Patrick, unmarried by Deed from D. Leniger, Trustee, Springwood Trust, dated 10/01/2005 and filed for record on 10/24/2005 in Instrument 200510240127708, Register's Office for Davidson County, Tennessee.

The said Tonnetta Patrick having since married is also known as Tonnetta Patrick Denning.

Tonnetta Patrick and Tonnetta Patrick Denning are one in the same person.

The said Tonnetta Patrick Denning having since married is joined in this conveyance by her Husband, Michael Denning who is waiving any and all rights he may have in said property.

All matters as set forth per Plat Book 6900, Page 405, Plat Book 6900, Page 550-552, Book 7462, Page 445, Book 8110, Page 401, Book 8181, Page 112, said Register's Office.

Declaration of Covenants, Conditions and Restrictions of record in Book 7351, Page 852, said Register's Office. Said restrictions were amended in Book 7451, Page 739 and Book 8336, Page 393, said Register's Office.

Easement of record in Book 7460, Page 930, said Register's Office.

Easement of record in Book 7489, Page 515, said Register's Office.

Agreement for Dedication of Easement for Public Utilities of record in Book 8657, Page 179, said Register's Office.

Quitclaim Deed to The Homeowner's Association of record in Book 8207, Page 276, said Register's Office.

Charter of record in Book 8517, Page 762, said Register's Office.

Charter of record in Book 8833, Page 216, said Register's Office.

Quitclaim Deed for common area of record in Book 8951, Page 797, said Register's Office.

This conveyance is subject to any and all existing easements and restrictions of record.

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 1212 Springwood Drive, Old Hickory, TN 37138
(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 our hands this 1st day of August, 2011.

Tonnetta Patrick Denning

Tonnetta Patrick Denning

Michael Denning

State of Tennessee
County of Wilson

Personally appeared before me Tonnetta Patrick Denning and Michael Denning, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 1st day of August, 2011.

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Lissa Groom

Notary Public Escrow Officer
My Commission Expires: 11.5.2012

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

File No.: 01288-3801
SMG TN Warranty Deed