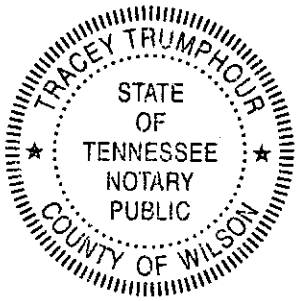
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $327,900.00

Sarah Bullington
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of August, 2011.

Tracey Trumphour
Notary Public

MY COMMISSION EXPIRES: 9.2.2013

(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
Sarah Bullington	Sarah Bullington	098-13-0C-054.00
(NAME)	(NAME)	
1312 Fishers Meadows Cove	1312 Fishers Meadows Cove	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Hermitage, TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20110048712 DEEDWARR
Recvd: 08/09/11 11:33 2 pgs
Fees:13.00 Taxes:1213.23
20110809-0061331

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, **Jeffrey G. Jennings and wife, Gwyndolyn K. Jennings**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Sarah Bullington and husband, Daniel Bullington**, 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 all of Lot No. 34, on the Plan of The Meadows of Seven POints, as shown by plat appearing of record in Instrument No. 20010726-0079443, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Jeffrey G. Jennings and wife, Gwyndolyn K. Jennings by Warranty Deed dated January 25, 2003, from David John Vonfeldt and wife, Janet Ann Vonfeldt and filed for record on May 20, 2003, in Instrument No. 20030520-0068569, Register's Office for Davidson County, Tennessee.

Subject to all matters as set forth on the plat of record in Instrument No. 20010726-0079443, Register's Office of said County.

Restrictive Covenants of record in Book 11670, Page 822, Register's Office of said County.

Storm Water Detention Agreement as shown of record in Deed Book 11681, Page 411 and Instrument No. 20010626-0067703, Register's Office for said County.

Charter of the Meadows of Seven Points Homeowner's Association of record in Instrument No. 20000322-0028986, Register's Office for Davidson County, Tennessee.

QuitClaim Deed to the Homeowner's Association for common areas of record in Instrument No. 20090107-0001612, Register's Office for Davidson County, Tennessee.

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 1312 Fishers Meadows Cove, 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 our hands this 5th day of August, 2011.

Jeffrey G. Jennings

Gwyndolyn K. Jennings

State of Tennessee
County of Wilson

Personally appeared before me Jeffrey G. Jennings and Gwyndolyn K. Jennings, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 5th day of August, 2011.

Notary Public
My Commission Expires: 9.2.2013

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

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