BILL GARRETT, Davidson County
Trans:T20110052031 DEEDWARR
Recvd: 08/23/11 15:39 2 pgs
Fees:13.00 Taxes:780.70
20110823-0065300

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $211,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY of August 2011

Notary Public

MY COMMISSION EXPIRES: 4-12-14

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC KIMBERLY D. HICKS WILLIAMSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Lee Billen (NAME) | Fifth Third Mortgage (NAME) | 098060A01800CO |
| 1516 Goldfinch Cir. (ADDRESS) | 5001 Kingsley Drive (ADDRESS) | |
| Hermitage, TN 37076 (CITY) (STATE) (ZIP) | Cincinnati, OH 45227 (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, **Prudential Relocation, Inc., a Colorado corporation**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto Lee Billen, 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 13 on the Final Plat of Phase 1, Section A, Bridgewater, of record in Instrument No. 20051104-0133897, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Prudential Relocation, Inc., a Colorado corporation by Deed from ALAN L. LOCKE, MARRIED of record in Instrument No. 20110823-0065299, Register's Office for DAVIDSON County, Tennessee.

**THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:**

County of DAVIDSON taxes for the year 2011 and subsequent years, a lien not yet ascertainable, due or payable.
All matters as set forth per Instrument No. 20051104-0133897, said Register's Office.
Master Declaration and By-laws of record in Instrument No. 20051024-0128043, said Register's Office.
Declaration of Taking of record in Book 1291, Page 99, said Register's Office.
Final Decree of record in Book 1318, Page 28, said Register's Office.
Storm water Detention Agreement of record in Instrument No. 20050222-0019150, said Register's Office.
Quitclaim Deed to The Homeowner's Association of record in Instrument No. 20091110-0103837, and corrected by Affidavit of record in Instrument No. 20091117-0105711, 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 ☐

This is improved ☑ property, known as 1516 Goldfinch Circle, 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 3rd day of August, 2011.

~~Prudential~~ Relocation, Inc.

By: Randall Ramirez
Its: Asst. Secretary

STATE OF Texas
COUNTY OF Harris

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Randall Ramirez the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he is the Asst. Secretary of Prudential Relocation, Inc., a Colorado corporation, and who further acknowledged that he executed the forgoing instrument for the purposes therein contained.

Witness my hand and seal this 3rd day of August 2011

Nicole L. Honeysette
Notary Public
My Commission Expires: 10/29/2012

NICOLE L. HONEYSETTE NOTARY PUBLIC STATE OF TEXAS EXPIRES 10-29-2012

**RETURN TO:**
**Stewart Title Company Tennessee Division**
**5107 Maryland Way**
**Brentwood, TN 37027**