WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/07/11 13:16 2 pgs
Fees:13.00 Taxes:349.65
20110907-0069299

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$94,500.00.**

LuAnn Maloney
Affiant

Subscribed and sworn to before me this 6th day of September, 2011.

Notary Public
My Commission expires: 1-6-14
(Affix Seal)

JENNIFER R. PIERCE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
E. Douglas Varney	~~SAME~~ E. Douglas Varney	086-14-0-A-125.00
125 Thistle Lane	20 Park Ridge Ct.	
Hermitage, TN 37076	Kingsport, TN 37664	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Kathleen Drake (fka Kathleen Johnson)**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **E. Douglas Varney and wife, Teresa B. Varney**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Michael Drake Joins in this conveyance to convey any and all marital rights me may have in and to said property.

Being Unit 125, on the plan of Hermitage Meadows Subdivision, Stage Two, of record in Book 5200, page 682, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to *Kathleen Johnson, unmarried, by deed from Chris Noel and Debra Noel, husband and wife, on March 30, 2007, of record in Instrument Number 20070403-0040054, Register's Office for Davidson County, Tennessee.

***Kathleen Johnson now know as Kathleen Drake.**

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 5200, page 682, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 6034, page 365, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 6034, page 383; Book 7660, page 612; and Instrument Number 20010327-0029002, Register's Office for Davidson County, Tennessee.
- Homeowners Association Charter of record in Book 6034, page 376; Book 7466, page 25; and Book 8275, page 843, Register's Office for Davidson County, Tennessee.
- Conveyance of Common Area of record in Book 6158, page 931; Book 6209, page 548; and Book 6668, page 54, Register's Office for Davidson County, Tennessee.

This is improved property known as: **125 Thistle Lane, Hermitage, TN 37076**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 September 6, 2011.

Kathleen Drake

Kathleen Drake

Michael Drake

Michael Drake

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Michael Drake and Kathleen Drake to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this September 6, 2011

My commission expires 7/6/15

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 7/6/15

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY