WARRANTY DEED

File #11082548

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $142,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of November, 2011.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
November 4, 2013

Return To:
BRENTWOOD
TITLE & ESCROW, LLC
320 SEVEN SPRINGS WAY
SUITE 150
BRENTWOOD, TN 37027

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
1418 Kensington Sq. Ct. Bldg A
Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Julie C. Teague	HCA Federal Credit Union	174-11-0-A-068.00
(NAME)	(NAME)	
1104 Blairfield Drive	916 NW 66th Street, Ste. 5	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Gainesville, FL 32605	
(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/WE, **Kenneth Corwin and Wife, Tracy Corwin,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Julie C. Teague , unmarried,** HEREINAFTER CALLED THE GRANTEES, THEIR 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 Lot No. 167 on the Plan of Cane Ridge Farms, Section One, Phase Two of record in Instrument Number 20010404-0032708, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kenneth Corwin, and wife, Tracy Corwin by deed from Greenvale Construction, LLC of record in Instrument Number 20020514-0059031, in the Register's Office for Davidson County, Tennessee, dated May 3, 2002.

This conveyance is subject to: Any and all matters as set forth in Plan of record in Instrument #20010404-0032708; Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Inst # 20000905-0087103, amended in Inst # 200001204-0119093, 20010815-0088370, 20040319-0031603, 20041102-0131848, 20060112-0004819, 20100526-0040558, 20101228-0102708 ; Utility easement of record in Book 5078, Page 476 ; Deed of common areas to HOA of record in Instrument Number 20010815-0088361 ; Easement to United Telephone Company of record in Instrument Number 20060607-0067535 and Inst # 20020123-0009340 ; Transmission line easement of record in Book 4428, Page 565 and Book 4420, Page 36, all in the Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as **1104 Blairfield 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:T20110074301 DEEDWARR
Recvd: 11/23/11 13:04 2 pgs
Fees:13.00 Taxes:525.40
20111123-0091819

Witness our hands this 4th day of November, 2011.

Kenneth Corwin

Tracy Corwin

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public, personally appeared Kenneth Corwin and Tracy Corwin, 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 the purposes therein contained.

Witness my hand and official seal at this 4th day of November, 2011.

Commission expires:

8/16/14

Notary Public

Rutherford County
Vanessa E. Allen
STATE OF TENNESSEE NOTARY PUBLIC

RETURN RECORDED DOCUMENTS TO:

Biltmore Title, LLC
1418 Kensington Sq. Ct. Bldg. A
Murfreesboro, TN 37130