| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| Creekside Homes, LLC<br>7390 Highway 64<br>Oakland, TN 38060 | New Owner | 034-07-0-A-112.00CO |

**THIS INSTRUMENT PREPARED BY:**
TrustLand Title & Escrow, LLC.
1529 Hunt Club Blvd, Suite 300
Gallatin, Tennessee 37066

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $105,000.00

Affiant

Subscribed and sworn to before me, this the 24th day of February, 2012.

Notary Public

My Commission Expires: 12/21/2015
(Affix Seal)

TINA HAWKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY SUMNER

BILL GARRETT, Davidson County
Trans:T20120013914 DEEDWARR
Recvd: 02/27/12 10:00 2 pgs
Fees:13.00 Taxes:388.50
20120227-0016537

# WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged **Jacob Anglin and wife, Jennifer Anglin, ("Grantor"),** has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Creekside Homes, LLC, a Tennessee limited liability company ("Grantee"),** and Grantee's successors and assigns all of Grantor's interest in a certain tracts or parcels of land located in **Davidson** County, **Tennessee**, to wit:

Being Lot No. 92 on the Plan of Harbor Village, Phase IV, of Townhomes property line exhibit, Revision I, a horizontal property regime with private elements, Harbor Village Drive, as of record in Instrument No. 20030723-0102986, which revises and amends Instrument No. 20030611-0080857, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Jacob Anglin by Warranty Deed from Newmark Homes, LP, dated August 30, 2004, of record in Instrument No. 20040901-0105741, Register's Office for Davidson County, Tennessee.

Jennifer Anglin spouse of Jacob Anglin joins in this conveyance to convey any and all marital rights, title and interest, if any she may have to the said property.

This conveyance is made subject to (1) Property taxes for the year 2012, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorated share thereof to GRANTEES who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

This is ☒ Improved OR ☐ Unimproved property located at: **363 Harbor Village Drive, Madison, TN 37115**

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estates, title and interest thereto belonging to Grantee, his/her heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the said Grantee that he/she is lawfully seized in fee simple of the aforedescribed Real Estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **24th** day of **February, 2012.**

**GRANTOR(S)**

Jacob Anglin

Jennifer Anglin

**STATE OF TENNESSEE**

**COUNTY OF SUMNER**

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Jacob Anglin and Jennifer Anglin** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained as his/her/their free Act and Deed.

Witness my hand and official seal on this the **24th** day of **February, 2012.**

Notary Public

TINA HAWKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY SUMNER

My Commission Expires: 12/21/2015