Please Record and Return To:
Signature Title Services, LLC
505 East Main Street
Hendersonville, TN 37075

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Susan D. Sloan 363 Harbor Village Drive Madison, TN 37115	202 Placid Grove Ln Goodlettsville TN 37072	034-07-0-A-112.00CO

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

BILL GARRETT, Davidson County
Trans:T20120032947 DEEDWARR
Recvd: 05/04/12 11:22 2 pgs
Fees:13.00 Taxes:416.25
20120504-0038549

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is **$112,500.00**

Affiant

Subscribed and sworn to before me, this the 1st day of May, 2012.

Notary Public

My Commission Expires: 8/20/14
(Affix Seal)

MELISSA J. BUTCHKO-TURECKI
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN
My Comm. Expires August 20, 2014

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 **Creekside Homes, LLC, a Tennessee limited liability company, ("Grantor"),** has bargained and sold, and does hereby bargain, sell, transfer and convey unto **Susan D. Sloan, an unmarried woman, ("Grantee"),** and Grantee's successors and assigns, 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 Creekside Homes, LLC, a Tennessee limited liability company by Warranty Deed from Jacob Anglin and wife, Jennifer Anglin, dated February 24, 2012, recorded February 27, 2012, of record in Instrument No. 20120227-0016537, Register's Office for Davidson County, Tennessee.

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 GRANTOR paying their prorated share thereof to GRANTEE 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 the Grantees. Grantors covenant with said Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except as set forth herein.

GRANTORS further covenants and binds themselves, their heirs, successors, and representatives to warranty and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

WITNESS our hands on the **1st** day of **May, 2012.**

Creekside Homes, LLC

By: **Christopher M. Corriveau**
It's **Authorized Agent**

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 **Christopher M. Corriveau**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the **Authorized Agent** of **Creekside Homes, LLC**, the within named bargainor, a Tennessee limited liability company, and that he as such **Authorized Agent**, as duly authorized executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself as **Authorized Agent**.

Witness my hand and Official Seal this the **1st** day of **May, 2012.**

Notary Public

TINA HAWKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY SUMNER

My Commission Expires: 12/21/2015