RETURN TO
Memorial Title, LLC
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129

File # 01451-1151

WARRANTY DEED

Carol M. Holmes
State Of Tennessee Notary Public
County of Rutherford

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $45,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of April, 2012.

Notary Public

MY COMMISSION EXPIRES: June 03, 2012

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Memorial Title, LLC, 2630 Memorial Blvd., Ste 203, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Wimbledon Properties, LLC	Wimbledon Properties, LLC	165050A03000CO
(NAME)	(NAME)	
5000 Clayton Road	5000 Clayton Road	
(ADDRESS)	(ADDRESS)	
Maryville, TN 37804	Maryville, TN 37804	
(CITY) (STATE) (ZIP)	(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, **Robin G. Boyce**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Wimbledon Properties, LLC**, hereinafter called the GRANTEE(S), its successors 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 all of Lot No. 30 on the plan of Section 1, Phase 1, South Shore, a Planned Unit Development, of record in Instrument 200206240075604, Register's Office for said County, to which reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Robin G. Boyce by Deed from CMH Parks Inc., dated 02/24/2006 and filed for record on 03/02/2006 in Instrument 200603020024185, Register's Office for Davidson County, Tennessee. Said deed was rerecorded in Instrument 200603100028082.

This conveyance is subject to: 1. All matters as set forth per Instrument 200104170037237, Instrument 200206240075604; 2. Declaration of Covenants, Conditions, Restrictions and By-laws of record in Instrument 200511030133346; 3. Warranty Deed of Flowage Easement of record in Book 3917, Page 967; 4. Storm Water Detention Agreement of record in Instrument 200102210016129; 5. Landscape Agreement of record in Instrument 200102210016130; 6. Agreement for Dedication of Easement for Sanitary Sewer And/or Storm Drainage, Water Mains, Force Main and Appurtenances of record in Instrument 200204260051713; 7. Storm Water Detention Agreement of record in Instrument 200602030013756; 8. Charter of record in Instrument 200508110095166, 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 ☑

BILL GARRETT, Davidson County
Trans:T20120033809 DEEDWARR
Recvd: 05/08/12 10:38 2 pgs
Fees:13.00 Taxes:166.50
20120508-0039681

316 S Shore Drive, Antioch, TN 37013
(Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 01451-1151
SMG TN Warranty Deed

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), its successors 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), its successors 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 26th day of April, 2012.

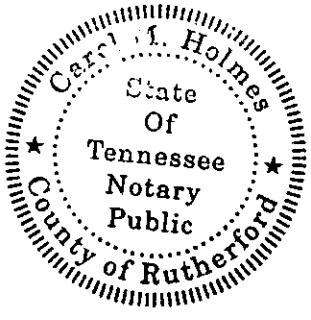
Robin G. Boyce

State of Tennessee
County of Rutherford

Personally appeared before me Robin G. Boyce, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 26th day of April, 2012.

Notary Public Carol M. Holmes
My Commission Expires: June 03, 2012



RETURN TO:
Memorial Title, LLC
2630 Memorial Blvd., Ste 203
Murfreesboro, TN 37129