Return To:

FOUNDATION
TITLE AND ESCROW, LLC
1725 N. Mt. Juliet Rd., Ste. C
Mt. Juliet, TN 37122

2672

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $131,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF August, 2012.

Notary Public
MY COMMISSION EXPIRES: 11/23/15
File No. G12-4959

MYRA MILLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

BILL GARRETT, Davidson County
Trans:T20120066506 DEEDWARR
Recvd: 09/05/12 13:04 2 pgs
Fees:13.00 Taxes:488.03
20120905-0080198

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Gary A. Wiklund (NAME)	New Owner (NAME)	151-10-A-141 CO
7021 S Hampton Drive (STREET ADDRESS)	(STREET ADDRESS)	
Antioch, TN 37013 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Thomas P. Murray and Diane M. Murray, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Gary A. Wiklund and wife, Pamela P. Wiklund,** 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. 253 on the plan of PHASE 2, THE VILLAGES OF LONG HUNTER, PUD, as shown by plat of record in Instrument No. 20020515-0059732, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Thomas P. Murray and Diane M. Murray, husband and wife from Heather A. Bates f/k/a Heather A. Heffington and husband, David Bates, by Deed dated July 31, 2007, as Instrument No. 20070806-0093434, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.

2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Instrument No. 20020515-0059732 , Register's Office for Davidson County, Tennessee.

3. Bylaws of record in Instrument No. 20041022-0127537 Register's Office for Davidson County, Tennessee.

4. Charter of Homeowner's Association of record in Instrument No. 20010531-0056381, Register's Office for Davidson County, Tennessee.

5. Easement for water mains and appurtenances as recorded in Book 8197, page 288, Register's Office for Davidson County, Tennessee.

6. Easement to Tennessee Telephone Company as recorded in Book 9661, page 919, Register's Office for Davidson County, Tennessee.

7. Transmission Line Easement as recorded in Book 2338, page 466, Register's Office for Davidson County, Tennessee.

8. Sewer Line Easement as recorded in Instrument No. 20000906-0088272, Register's Office for Davidson County, Tennessee.

9. Easement for sewer and storm drainage as recorded in Instrument No. 20000906-0088271, Register's Office for Davidson County, Tennessee.

10. Easement for sanitary sewer/storm drainage as recorded in Instrument No. 2000103-00107415, Register's Office for Davidson County, Tennessee.

11. TVA Easement as recorded in Book 4446, page 423 and Book 4535, page 351, Register's Office for Davidson County, Tennessee.

12. Storm Water Detention Agreement Easement as recorded in Instrument No. 20020718-0086411, Register's Office for Davidson County, Tennessee.

13. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Instrument No. 20010531-0056382 and Instrument No. 20031111-0164945, and in any allied instrument(s) referred to in said restrictions.

The 2011 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 7021 S Hampton Drive, Antioch, TN 37013.

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. Whenever 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/our hand(s) this 29th day of August, 2012

Thomas P. Murray — August 29, 2012 Date

Diane M. Murray — August 29, 2012 Date

STATE OF New York

COUNTY Albany }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Thomas P. Murray and Diane M. Murray, husband and wife, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 29th day of August, 2012.

My Commission Expires: 8.26.14

Notary Public

ANN MARIE CAPECI
NOTARY PUBLIC
STATE OF NEW YORK

ANN MARIE CAPECI
Notary Public - State of New York
No. 01CA6079520
Qualified in Saratoga County
My Commission Expires Aug. 26, 2014

PREPARED BY ~~AND RETURN TO:~~
SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066