WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $144,000.00

Catherine E. Pendleton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of April, 2013.

Notary Public

MY COMMISSION EXPIRES: 9.2.2013

(AFFIX SEAL)

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Catherine E. Pendleton	PNC Mortgage a division of PNC bank, NA	063160C00700CO
(NAME)	(NAME)	
5013 Southfork Boulevard, 7	3232 Newmark Drive	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138-2081	Miamisburg, OH 45342	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20130030169 DEEDWARR
Recvd: 04/12/13 12:27 2 pgs
Fees:13.00 Taxes:532.80
20130412-0036499

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, we, **Robert Tyler Farrar and Jamey Shannon Farrar, (formerly known as Jamey Shannon Dillard), Husband and Wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Catherine E. Pendleton, a single woman**, hereinafter called the GRANTEE(S), their heirs 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 Unit No. 7, on the plan of Section One, Hermitage Springs Townhomes, of record in Instrument # 200108010081514, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Robert Tyler Farrar, an unmarried man and Jamey Shannon Dillard, an unmarried woman as joint tenants with right of survivorship by Deed from Fannie Mae aka Federal National Mortgage Association, dated 03/15/2011 and filed for record on 03/18/2011 in Instrument 201103180021532, Register's Office for Davidson County, Tennessee. The said Jamey Shannon Dillard having since married and now known as Jamey Shannon Farrar.

All matters as set forth per Instrument 200107030070299, Instrument 200108010081514, said Register's Office.
Declaration of Covenants, Conditions and Restrictions of record in Instrument 200012060120233, as amended of record in Instrument 200201300013464, as amended of record in Instrument 200310060147712, as amended of record in Instrument 200402260022056, as amended of record in Instrument 200607030078830, as amended of record in Instrument 200608150100265, said Register's Office.
By-Laws of record in Instrument 200107120074536, said Register's Office. Said By-Laws were amended of record in Instrument 200308080113486, said Register's Office.
All matters including but not limited to an easement of record in Book 5792, Page 639, Book 5826, Page 95, said Register's Office.
Easement Deed of record in Book 6267, Page 296, Book 6267, Page 298, said Register's Office.
Easement of record in Book 8007, Page 232, Book 8007, Page 237, Book 8007, Page 240, Book 8007, Page 248, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewer And/or Storm Drainage of record in Book 10644, Page 117, Book 10644, Page 186, Book 10644, Page 190, Book 10644, Page 194, said Register's Office.
Charter of record in Instrument 200107160075385, said Register's Office. Charter Amendment of record in Instrument 200201280011789, said Register's Office.
Attorney's Certificate for Hermitage Springs Townhomes of record in Instrument 200107170075891, 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 ☑ property, known as 5013 Southfork Boulevard, 7, Old Hickory, TN 37138-2081
(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 GRANTEE(S), their heirs 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), their heirs 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 our hands this 10th day of April, 2013.

Robert Tyler Farrar

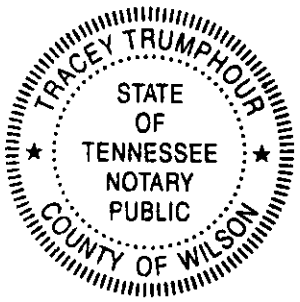
Jamey Shannon Farrar

State of Tennessee
County of Wilson

Personally appeared before me Robert Tyler Farrar and Jamey Shannon Farrar, 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 foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 10th day of April, 2013.

Notary Public
My Commission Expires: 9.2.2013



RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122