WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140074739 DEEDWARR
Recvd: 10/03/14 11:02 2 pgs
Fees:13.00 Taxes:933.88
20141003-0091672

STATE OF North Carolina
COUNTY OF Cumberland
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $252,400.00

Jo Anne Scarbrough
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 day of September, 2014.

Jennifer L Wilson Kersh
Notary Public

MY COMMISSION EXPIRES: 01/25/2017
(AFFIX SEAL)

JENNIFER L. WILSON-KERSH
NOTARY PUBLIC
Cumberland County
North Carolina

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
Hettie Thompson	Same as New Owner	110030A00300CO
(NAME)	(NAME)	
2608 Lakeside Meadows Dr.		
(ADDRESS)	(ADDRESS)	
Mt. Juliet, TN 37122		
(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, we, **Larry K. Scarbrough and wife, Jo Anne Scarbrough**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Hettie Thompson**, 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 all of Lot No. 3, on Final Plat, Phase 1, Lakeside Meadows, A Cluster Lot Development, plat of record in Instrument 200803310031829, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Larry K. Scarbrough and wife, Jo Anne Scarbrough by Warranty Deed dated 08/19/2011 from Frank Batson Homes, Inc. of record in Instrument 201108220064769, Register's Office for Davidson County, Tennessee.

All matters as set forth per plat of record in Instrument 200803310031829, said Register's Office.

Declaration of Covenants, Conditions and Restrictions of record in Instrument 200807310078498, as amended of record in Instrument 201109270074551, said Register's Office.

Stormwater Detention Agreement Easement of record in Instrument 200701120005324, said Register's Office.

Dedication of Easement & Maintenance Agreement For Sewage Pups, Service Lines, Ingress/Engress And Appurtenances of record in Instrument 201107050050939, 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 2608 Lakeside Meadows Drive, Mount Juliet, TN 37122
(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 23 day of Sept, 2014.

Larry K. Scarbrough

Jo Anne Scarbrough

State of North Carolina
County of Cumberland

Personally appeared before me Larry K. Scarbrough and Jo Anne Scarbrough, 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 23 day of September, 2014.

Jennifer L. Wilson-Kersh
Notary Public
My Commission Expires: 01/25/2017

JENNIFER L. WILSON-KERSH
NOTARY PUBLIC
Cumberland County
North Carolina

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