WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150011325 DEEDWARR
Recvd: 02/13/15 09:55 2 pgs
Fees:13.00 Taxes:739.63
20150213-0013340

JANET L. ADAMS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 01-22-2016

State of Tennessee
County of Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $199,899.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of February, 2015

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hallmark Title Company, 100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jeremy M. Searcy	Bank of America, N.A.	034-07-0A 036.00
(NAME)	(NAME)	
245 Indian Lake Blvd., Apt. B-208	4909 Savarese Circle	
(ADDRESS)	(ADDRESS)	
Hendersonville, TN 37075	Tampa, FL 33634	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Richard L. Griffiths and Gina P. Griffiths, husband and wife** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Jeremy M. Searcy and Kristin E. Searcy, husband and wife** 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. 4 on the Plan of the resubdivision of Phase Two, Harbor Village, as of record in Book 8250, page 886, as revised in Book 10835, page 372, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to Richard L. Griffiths and wife, Gina P. Griffiths by deed from Michelle Zelkind, unmarried dated 3/15/10 and recorded on 3/29/10 in Instrument Number 20100329-0023127, Register's Office, Davidson County, Tennessee.

Declaration of Covenants, Conditions and Restrictions of Harbor Village of record in Book 6628, page 577, as amended in Book 6646, page 543, said Register's Office.

By-Laws of Harbor Village P.U.D. Assn. Inc. of record in Book 6628, page 588, said Register's Office.

Charter of Harbor Village P.U.D. Assn. Inc. of record in Book 6635, page 254, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5589, page 827, Book 5589, page 831 and Book 7121, page 202, said Register's Office.

Subject to an easement of record in Book 7026, page 914, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 708 Pat Court, ,Madison, TN 37115

(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 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. 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/our hands this 11th day of February, 2015.

Richard L. Griffiths

Gina P. Griffiths

State of Tennessee
County of Sumner

Personally appeared before me Richard L. Griffiths and Gina P. Griffiths, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 11th day of February, 2015.

Notary Public
My Commission Expires: _____

JANET L. ADAMS
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-28-2016

File No.: 141338