WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150054133 DEEDWARR
Recvd: 07/06/15 12:29 2 pgs
Fees:13.00 Taxes:684.13
20150706-0065005

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $184,900.00.

Affiant

Subscribed and sworn to me on June 29, 2015.

NOTARY PUBLIC

My Commission Expires:

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Commission Expires 6-14-2017

THIS INSTRUMENT WAS PREPARED BY:
Todd A., Bricker, Attorney
ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #28564SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Jesse M. Driggers Ashley B. Driggers 601 Betty Lou Dr. Madison, TN 37115	NEW OWNER	034-14-0A-008.00-CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, MARGARET HAMBLIN, an unmarried woman, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Jesse M. Driggers and Ashely B. Driggers, husband and wife, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land located in Davidson County, Tennessee: Being Lot No. 8 on the FINAL CLUSTER PLAT OF CUMBERLAND BEND, as shown on plat of record in Instrument No. 20091231-0118971, in the Register s Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to MARGARET HAMBLIN, SINGLE, by deed from Samuel B. Strang, married, of record in Instrument No. 20120215-0013374, dated February 10, 2012, said Register's Office.

The conveyance of the above-described parcel of land is subject to the following:

1. 2015 Davidson County and Madison City taxes which have been paid by the Grantor and prorated by the parties OR which have been prorated by the parties and assumed by the Grantee(s).
2. Matters shown on the Plan of record in Instrument No. 20091231-0118971, said Register's Office.
3. Declaration of Covenants, Conditions and Restrictions of Cumberland Bend contained in instrument of record in Instrument No. 20080507-0047106 and amended in Instrument No. 20100331-0024184, said Register's Office.
4. Assessments set out in Declaration of Covenants, Conditions and Restrictions of Cumberland Bend contained in instrument of record in Instrument No. 20080507-0047106 and amended in Instrument No. 20100331-0024184, said Register's Office.

5. Easements set out in Declaration of Covenants, Conditions and Restrictions of Cumberland Bend contained in instrument of record in Instrument No. 20080507-0047106 and amended in Instrument No. 20100331-0024184, said Register's Office.
6. Sanitary Sewer and/or Storm Drainage Easements of record in Instrument No. 20060727-0090943, said Register's Office.
7. Storm Water Detention Agreement of record in Book 4854, Page 658, said Register's Office.
8. Right of Way in Instrument No. 20130422-0039938, said Register's Office.
9. First Amendment and Termination Agreement of record in Instrument No. 20110919-0072369, said Register's Office.

This property is also known as improved property located at 601 Betty Lou Drive, Madison, TN 37115.

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 GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, 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 hand(s) this 29 day of June, 2015.

Margaret Hamblin by Terri Rutherford attorney-in-fact

MARGARET HAMBLIN
By: Terri Rutherford, Attorney In Fact

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Terri Rutherford, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of Margaret Hamblin, as her Attorney in Fact, as the free act and deed of the within named Margaret Hamblin.

Witness my hand and official seal this 29 day of June 2015.

Todd A. Bricker
NOTARY PUBLIC

My Commission Expires:

TODD A. BRICKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires 6-10-2017

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066