WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150062505 DEEDWARR
Recvd: 07/30/15 09:01 2 pgs
Fees:13.00 Taxes:651.20

20150730-0074971

MARILYN C. NEWMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $176,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of July, 2015.

Notary Public

MY COMMISSION EXPIRES: 8-14-17

(AFFIX SEAL)

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
Gloria Jean Highfill	Ascend Federal Credit Union	063-16-0C-006-00-CO
(NAME)	(NAME)	
5011 Southfork Boulevard	520 Airpark Drive	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Tullahoma, TN 37388	
(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, **Norman E. Briley Jr. and Phyllis Briley, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Gloria Jean Highfill, unmarried**, 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 Lot No. 6, on the plan of A Horizontal Property Regime Section One, Hermitage Springs Townhomes, now known as Hermitage Spring Estates, as shown on plat of record in Instrument No. 20010801-0081514, Register's Office for Davidson County, reference to which is hereby made for a more complete description.

Being the same property conveyed to Norman E. Briley Jr., unmarried by Warranty Deed from The Eli Corp., a Tennessee corporation, dated 03/25/2005, in Instrument No. 20050401-0035630, in the Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the plat of record in Instrument No. 20010801-0081514; Covenants, conditions, easements and restrictions of record in Instrument No. 20001206-0120233, amended in Instrument No. 20020130-0013464, Instrument No. 20031006-0147712, Instrument No. 20060703-0078830, Instrument No. 20040226-0022056, Instrument No. 20060815-0100265 and Instrument No. 20141208-0111982, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin; By-Laws of Hermitage Springs Townhomes Homeowners Association, Inc. now known as Hermitage Springs Estates Homeowners of record in Instrument No. 20010712-0074536, amended in Instrument No. 20030808-0113486; Charter of Hermitage Springs Townhomes Association, Inc. of record in Instrument No. 20010716-0075385, amended in Instrument No. 20020128-0011789; Attorney's Certificate for Hermitage Springs Townhomes Association, Inc., of record in Instrument No. 20010717-0075891; Easement of record in Book 6267, Page 296 and Book 6267, Page 298, and Easement of record in Book 8007, Page 240, in the Register's Office for Davidson County, Tennessee.

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 5011 Southfork Boulevard, Old Hickory, TN 37138
(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 24th day of July, 2015.

Norman E. Briley Jr.

Phyllis Briley

State of Tennessee
County of Wilson

Personally appeared before me Norman E. Briley Jr. and Phyllis Briley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 24th day of July, 2015.

Notary Public
My Commission Expires: 8-14-17

MARILYN C. NEWMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

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