File Box 24B

WARRANTY DEED

Bill Garrett Davidson County
Batch# 9155 **DEEDWARR**
10/06/2017 09:09:38 AM 2 pgs
Fees: $13.00 Taxes: $610.50

20171006-0102713

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of October, 2017

Notary Public

MY COMMISSION EXPIRES: October 12, 2017

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Brentwood, Inc., 5111 Maryland Way, Ste. 205, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Charles T. Simerka	Academy Mortgage Corporation	063160CO7800CO
(NAME)	(NAME)	
5318 Southfork Blvd.	339 West 13490 South	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Draper, UT 84020	
(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, I, **Connie Bumpus,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Charles T. Simerka,** 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:

Being Lot No. 78 on the plan of Hermitage Springs, Phase One, Section Two, of record in Instr. No. 20010703-0070299 and as Exhibit "A" in Instr. No. 20031031-0160338, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Connie Bumpus by deed from Classic Homes BOS, LP, dated December 28, 2004, of record in Instrument No. 20011230-0154312, Register's Office for Davidson County, Tennessee.

This conveyance is subject to 2017 taxes, prorated and assumed by the Grantee.
Subject to all matters as set out on the plan of record in Instr. No. 20010703-0070299 and Exhibit "A" in Instr. No. 20031031-0160338, said Register's Office.
Declaration of Covenants, Conditions, and Restrictions as set out in Instr. No. 20001206-0120233, Instr. No. 20020130-0013464, Instr. No. 20031006-0147712, Instr. No. 20031031-0160338, Instr. No. 20040226-0022056, Instr. No. 20060703-0078830, Instr. No. 20060815-0100265, Instr. No. 20141208-0111982, Instr. No. 20160921-0099328, By-Laws in Instr. No. 20010712-0074536, amended in Instr. No. 20030808-0113486, said Register's Office.
Charter of Heritage Springs Estate Homeowners Association, Inc. as set out in 20010716-0075385 as amended in Instr. No. 20020128-0011789, said Register's Office.
Party wall for use in common with owner(s) of attached and appurtenant improvements.
Subject to the assessment of homeowners association fees, if any.
Subject to Ingress and Egress for road purposes as set out in Book 6267, page 296, and Book 6267, page 298, said Register's Office.
Subject right-of-way easement for water mains as set out in Book 8007, page 232, Book 8007, page 237, and Book 8007, page 240, said Register's Office.
Subject to Sanitary Sewer and/or Storm Drainage Agreement as set out in Book 10644, page 186, Book 10644, page 190, and Book 10644, page 194, said Register's Office.
This property is being sold as is.

unimproved ☐

This is improved ☑ property, known as 5318 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 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 2nd day of October, 2017.

Connie Bumpus

State of Florida
County of Hillsborough

Personally appeared before me Connie Bumpus, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 2nd day of October, 2017.

Theresa DeFabritis

Notary Public ~~Ann B. Waddell~~
My Commission Expires: ~~October 12, 2017~~ June 8, 2019

THERESA DEFABRITIS
MY COMMISSION EXPIRES
June 8, 2019
#FF 238490
Bonded thru
Notary Public Underwriters
NOTARY PUBLIC, STATE OF FLORIDA

File No.: 2017-023