THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

Bill Garrett Davidson County
Batch# 59988 DEEDWARR
02/16/2018 02:49:30 PM 3 pgs
Fees: $18.00 Taxes: $1,146.63
20180216-0015407

ADDRESS NEW OWNER
Lisa Renee Marsh
5001 Southfork Blvd.
Old Hickory, TN 37138

MORTGAGEE
First Community Mortgage, Inc.
262 Robert Rose Drive, Ste. 101
Murfreesboro, TN 37129

SEND TAX BILLS
Mortgagee

MAP-PARCEL:
063 16 0C 001.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Eastland Construction, Inc.,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Lisa Renee Marsh, a single woman,** 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 Unit No. 1 on the plan of A Horizonal Property Regime Section One Hermitage Springs Townhomes, of record in Instrument No. 200108010081514, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Eastland Construction, Inc., by deed from Russell E. Parrish, Trustee, with full power to sell, transfer, convey, lease, mortgage or encumber without the joinder of any beneficiary, dated February 3, 2017, of record in Instrument No. 20702070012794, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Instrument No. 200012060120233, 1st Amendment in Instrument No. 200201300013464, 2nd Amendment in Instrument No. 200310060147712, 3rd Amendment in Instrument No. 200402260022056 (Second) 2nd Amendment in Instrument No. 200607030078830, (Second) 3rd Amendment in Instrument No. 200608150100264, 4th Amendment in Instrument No. 201412080111982, 5th Amendment in Instrument No. 201609210099328; By Laws of Hermitage Springs Townhomes Association, Inc. in Instrument No. 200107120074536, 1st Amendment in Instrument No. 200308080113486; Attorney's Certificate in Instrument No. 200107170075891; Charter of Hermitage Spring Townhomes Association, Inc. in Instrument No. 200107160075385; Public Utility Easements conveyed Cumberland Utility District in Book 8007, Pages 232, 237 and 240; Easement Deeds for a Non-Exclusive Easement for road purposes and ingress/egress to Old Hickory Boulevard in Book 6267, Page 296 and 298; Right to use water from Spring within deeds in Book 5792, Pages 639, 644 and 649; Book 5826, Pages 95 and 100; Book 5916, Pages 717 and 722; Book 6036, Pages 274 and 281; Quitclaim Deed for Common Area in Section One, Hermitage Spring Townhomes in Instrument No. 201505120043619; Boundary Plat of Hermitage Springs in Instrument No. 200107030070299; Storm Water Detention Agreement in Instrument No. 200411100135662; easements, covenants conditions and all matters and notes as shown on the plan of record in Instrument No. 200108010081514, Register's Office for , Tennessee.

Taxes for the current year have been agreed to by the parties and will be paid by the grantee.

This is improved property known as **5001 Southfork Blvd. Old Hickory, TN 37138.**

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 hand this 15th day of February, 2018.

Eastland Construction, Inc.

By: _____
Bobby Eastland, Jr., President

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Bobby Eastland, Jr. as President, respectively, of Eastland Construction, Inc., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that Bobby Eastland, Jr. is the President of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at Mt. Juliet, TN this the 15th day of February, 2018.

_____
Notary Public

DEAN ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1.7.20

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $309,900.00.

_____
Affiant

Subscribed and sworn to before me this 15th day of February, 2018.

_____
Notary Public

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 2.5.2021

Certificate of Authenticity

I, ASHLEE D PAGE, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Ashlee D Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/25/19

VENIKKIA CUNNIGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019

201802160015407