WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $123,000.00

Laura K. Barbee
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF MAY, 2000.

Lura K. Perry
Notary Public

MY COMMISSION EXPIRES: 5-21-00
(AFFIX SEAL)

LURA K. PERRY NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
4733 Andrew Jackson Parkway, Suite 1C
Hermitage, TN 37076

Instr:200005110047537 Page: 1 OF 2
REC'D FOR REC 05/11/2000 9:05:38AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $455.10

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Scott A. Gables	Cendant Mortgage Corporation	Map 87-5-A-43
(NAME) 5943 Colchester Drive	(NAME) 3000 Lendenhall Road	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Mt. Laurel, NJ 08054	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

MARVIN E. CALHOUN AND WIFE, SHARON H. CALHOUN

, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

SCOTT A. GABLES AND WIFE, JENNIFER R. GABLES

, 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. 96 on the Plan of Farmingham Woods, a Planned Unit Development, Phase II, Section 1, as of record in Plat Book 7900, Page 306, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Marvin E. Calhoun and Wife, Sharon H. Calhoun by deed from Phillips Builders, Inc. of record in Deed Book 8820, page 876, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Deed Book 8238, page 176; Book 8531, page 533; Book 3423, page 784; Book 3424, page 423; Book 8447, page635, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

unimproved ☐

This is improved ☒ property, known as 5943 Colchester St., Hermitage, TN 37076
(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 hand(s) this 1st day of May, 2000.

Marvin E. Calhoun

Sharon H. Calhoun

Personally appeared before me the undersigned ,a Notary Public in and for said County and State, the within named Marvin e. Calhoun and wife, Sharon H. Calhoun the bargainor _, 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.

Witness my hand and official seal this 1st day of May, 2000.

My Commission Expires 3/23/02

Notary Public

TRACEY TRUMPHOUR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

File Number200004081
RETURN TO:
Cumberland Title Company
4733 Andrew Jackson Parkway, Suite 100
Hermitage, TN 37076

Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122