WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF AUGUST, 2001.

Notary Public

MY COMMISSION EXPIRES: 3/23/02

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

Davidson County DEEDWARR
Recvd: 09/05/01 13:34 2pgs
Fees:13.00 Taxes:629.00

20010905-0095974

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dallas Monday	1st Trust Bank for Savings	Map 108
(NAME) 2008 Woodlake Court	(NAME) P.O. Box 17257	Group 12-O-B
(ADDRESS) Nashville, TN 37214	(ADDRESS) Memphis Tennessee 38187-0257	Parcel 108
(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,
Michelle B. Sherwood and Alan P. Sherwood, husband and wife, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
Dallas Monday and Wife, Kelli Monday, 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 36 on the Plan of Harborview, Phase 1A, Section Three, as shown by plat of record in Plat Book 6200, page 783, of the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Michelle B. Sherwood and Alan P. Sherwood, husband and wife by deed from Alan P. Sherwood of record in Deed Book 9866, page 998 and by Warranty Deed Book 9475, page 750, Register's Office for Davidson County, Tennessee.

Restrictive Covenants of record in Deed Book 7471, Page 26, Book 7646, page 12, Book 7646, page 147, Book 7646, page 149, Book 7647, page 648, Book 7732, page 749, Book 8263, page 534, Book 8271, page 534, Book 8297, page 863, Book 8297, page 380, book 8634, page 19, Book 8856, page 361, Book 9182, page 786, Register's Office of said County

Sanitary Sewer Easement as shown of record in Deed Book 5856, Page 80, and Deed Book 5856, page 84 Register's Office for said County.

Charter for HOA of record in Book 7522, page 339, and amended in Book 8263, page 554, Register's Office for Davidson County, Tennessee.

Right of Way Easement of record of record in Book 8068, page 723, Register's Office for Davidson County, Tennessee.

Easement for Storm Detention Agreement of record in Book 7390, page 270, Register's Office for Davidson County, Tennessee.

QCD of Common Area to HOA in Book 8297, page 376 and Book 9108, page 73

By-Laws of record in Book 7471, page 62, Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☒ property, known as 2008 Woodlake Court, Nashville, TN 37214

(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 30th day of August, 2001.

Michelle B. Sherwood

Alan P. Sherwood

STATE of Tennessee
COUNTY of Wilson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Michelle B. Sherwood and Alan P. Sherwood, husband and wife the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 8/30/2001

My Commission Expire: 3/23/02

TRACEY TRUCKMILLER
NOTARY
DAVID

File Number2108040

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