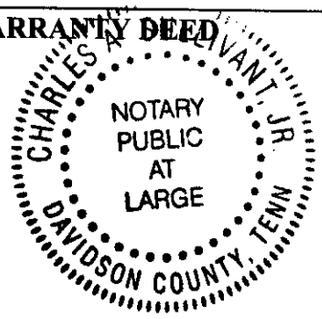
14
27A

WARRANTY DEED



My Commission Expires

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $118950.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF DECEMBER, 2002.

Notary Public

MY COMMISSION EXPIRES: 10/25/03
(AFFIX SEAL)

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

Davidson County DEEDWARR
Recvd: 01/13/03 08:33 2pgs
Fees:13.00 Taxes:440.12

20030113-0004900

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donald E Farmer	Transland Financial Svcs.	Map 62, Group 02-0-A, Parcel 319
(NAME) 3105 Barksdale Harbor Dr.	(NAME) 2701 Maitland Cntr. Pkwy.	
(ADDRESS) Nashville, TN 37214	(ADDRESS) Maitland, Florida 32751	
(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, Cain Properties, Inc. , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Donald E Farmer un married , 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. 291 on the Plan of River Trace Estates, Phase 2, Section 6, as shown by plat of record in Plat Instrument #200106050058138, of the Register's Office of 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 Cain Properties, Inc. by deed from Pennington Mills, LLC. of record in Instrument #20020313-0031707, Register's Office for said County.

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

Restrictive Covenants of record in Deed Book 6851, Page 370, 10292-51, 10792-822 and Instrument #200008100079498, Register's Office of said County. This policy insures that said covenants have not been violated to date and any future violation thereof will not result in a forfeiture or reversion of title.

Plat sets out By-Laws as shown of record in Deed Book 6851, Page 390, Register's Office for said County.

Charter of Homeowner's Association as shown of record in Book 6851, Page 363 and Book 10500, Page 444, Register's Office for said County.

Storm Water Det. Agr.Easement as shown of record in Deed Book 10357, Page 925, Register's Office for said County.

QCD to HOA Easement as shown of record in Deed Book 10937, Page 791, Register's Office for said County.

Option Agr. Easement as shown of record in Deed Book 10097, Page 93, Register's Office for said County.

unimproved ☐

This is improved ☒ property, known as 3105 Barksdale Harbor Dr., 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 our hands this 23rd day of December, 2002.

Cain Properties, Inc.

By: _____

Attest: _____

STATE OF Tennessee
COUNTY OF Wilson

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Robert P Cain, III with whom I am personally acquainted and who upon his oath acknowledged himself to be the President of Cain Properties, Inc. the within named bargainer, a corporation, and that, Robert P Cain, III as such President, being authorized to do executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by Robert P Cain, III as such President

Witness my hand and official seal this 12/23/2002

My Commission Expires: 1-23-06

Notary Public

TRACEY TRUMPHOUR
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.

File Number2212015
RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122