**Return to: Box 10-B
Cohen & Cohen

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $117,900.00

Heather Kelly
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF SEPTEMBER, 2003.

Deborah J. Cohen
Notary Public

MY COMMISSION EXPIRES: 9-22-2007
(AFFIX SEAL)

DEBORAH J. COHEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 10/01/03 11:22 2pgs
Fees:13.00 Taxes:436.23
20031001-0144831

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Heather Kelly	Transland Financial Services	Map 62-02,A, 338.00
(NAME) 3112 Barksdale Harbor	(NAME) 2701 Maitland Center Parkway Suite 300	
(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. A Tennessee Corporation , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Heather Kelly , 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. 310 on the Plan of River Trace Estates, Phase 2, Section 6, as shown by plat of record in 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 part of the same property conveyed to Cain Properties, Inc. A Tennessee Corporation by deed from Pennington Mills, LLC. of record in Instrument # 200210160127105, 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, 6982-747, Instrument # 200111260128569, Register's Office of said County.

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 263, Register's Office for said County.

Flowage Easement as shown of record in Deed Book 2022, Page 83, Register's Office for said County.

Transmission Line to TVA Easement as shown of record in Deed Book 1163, Page 341, Register's Office for said County.

Permanent and Perpetual Easement regards to Transmission Lines as shown of record in Deed Book 3959, Page 595, Register's Office for said County.

Grant of Indeminity Agreement Easement as shown of record in Deed Book 6583, Page 698, 7030-798, Register's Office for said County.

unimproved ☐

This is improved ☒ property, known as 3112 Barksdale Harbor, 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 30th day of September, 2003.

Cain Properties, Inc. A Tennessee Corporation

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., A Tennessee Corporation 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 9-30-03

My Commission Expires: 12-19-04

JUSTIN K. TATE JOHNSON NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN. My Commission Expires

_____ Notary Public

File Number23090462
RETURN TO:
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13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122