WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $202,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF APRIL, 2004.

Notary Public

MY COMMISSION EXPIRES: 1-23-06

(AFFIX SEAL)

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

Davidson County DEEDWARR
Recvd: 04/13/04 14:43 2pgs
Fees:13.00 Taxes:750.73

20040413-0041433

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elizabeth C DeFrancesco	Countrywide Home Loans	Map 97
(NAME) 4844 Peninsula Pointe Drive	(NAME) 3011 Armory Drive	Group 16-0-A
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Nashville Tennessee 37204	Parcel 81
(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,
Christopher C Jones and Wife, Leigh Ann Jones, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
Elizabeth C DeFrancesco and Patrick E DeFrancesco, husabnd and wife , 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. 12 on the Plan of THE PENINSULA, PHASE THREE, Section TWO, as of record in Plat Book 9700, Page 841, 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 Christopher C Jones and Liegh Ann Jones by deed dated OCTOBER 11, 1999 AND RECORDED OCTOBER 14, 1999 from FOX RIDGE HOMES, INC. of record in Deed Book 11703, page 722, Register's Office for said County.

DEED TO SEWER MAINS as shown of record in Deed Book 10693, Page 726, Register's Office for said County.

Plat sets out said property is subject to HOA.

Restrictive Covenants of record in Deed Book 9564, Page 693; Book 9754, page 35; Book 9977, page 359; Book 10333, page 219; Book 11258, page 85, Register's Office of said County

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

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easement of record, (3) all subdivision / condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 4844 Peninsula Pointe Drive, 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 9th day of April, 2004.

Christopher C Jones by Leigh Ann Jones, Attorney in Fact

Leigh Ann Jones

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 Leigh Ann Jones the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 4/9/2004

My Commission Expires: Aug. 8, 2004 Lura K. Perry
Notary Public

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

STATE OF Tennessee
COUNTY OF Wilson

On this the 9th day of April 9, 2004 , before me personally appeared Leigh Ann Jones, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Christopher C Jones , and who acknowledged that Christopher C Jones executed the same as the free act and deed of the said Christopher C Jones by virtue of that Power of Attorney, duly executed by the said Christopher C Jones appearing of record in Instrument Number 20040413-0041432 , of Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at Mt Juliet, this 9th day of April, 2004.

My Commission Expires: Aug. 8, 2004 Lura K. Perry
Notary Public

LURA K. PERRY NOTARY PUBLIC AT LARGE WILSON COUNTY

File Number2403293
RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122