WARRANTY DEED

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

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF MAY, 2004.

Notary Public

MY COMMISSION EXPIRES: Aug. 8, 2004

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 06/03/04 15:03 2pgs
Fees:13.00 Taxes:647.50

20040603-0065582

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
Joseph Saladino III	AMSOUTH BANK	Map 53
(NAME) 2123 Lakeshore Drive	(NAME) 2050 Parkway Office Circle	Group 08-0-A
(ADDRESS) Old Hickory, TN 37138	(ADDRESS) Birmingham Alabama 35244	Parcel 11
(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,
David C Latiolais and Wife, Cynthia P Latiolais, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
Joseph Saladino III and Pamela Jean Saladino ,husband 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 Unit No. 2123 on the Plan of Lakeshore Pointe Condominiums, Phase One, as of record in Plat Book 9700, Page 704, 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 David C Latiolais and Wife, Cynthia P Latiolais by deed from Donald A Henry and Rose E Trapp of record in Instrument Number 20020802-0092768, Register's Office for said County.

Easement as shown of record in Deed Book 924, Page 121, Register's Office for said County.

Plat sets out By-Laws as shown of record in Deed Book 11053, Page 715, Register's Office for said County.

Plat sets out Master Deed as shown of record in Deed Book 11053, page 748, Register's Office for said County.

Subject to all matters as set forth per Plat Book 9700, Page 704, Register's Office of said County.

The premises herein conveyed is a "condominium project" established pursuant to the provisions of the Tennessee "Horizontal Property Act" as set out in Section 66-27-101 et. seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; to the easements, rights and interests in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof; and also including without limitation all

conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Lakeshore Pointe Condominiums, of record in Book 9700, page 704, Register's Office for Davidson County.

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 2123 Lakeshore Drive, Old Hickory, TN 37138

(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 28th day of May, 2004.

David C Latiolais by Cynthia Pratuski his attorney-in-fact

David C Latiolais

Cynthia P Latiolais

Cynthia P Latiolais

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 Cynthia P Latiolais the bargainor(s), 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 5/28/2004

My Commission Expires: _____ Notary Public

DAVIDSON COUNTY, TN ROBERT E. JOHNSON Notary Public At Large Exp. May 30, 2007

STATE OF Tennessee
COUNTY OF Wilson

On this the 28th day of May, 2004, before me personally appeared Cynthia P Latiolais, 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 David C Latiolais , and who acknowledged that he executed the same as the free act and deed of the said David C Latiolais by virtue of that Power of Attorney, duly executed by the said David C Latiolais and appearing of record in Instrument Number 20040603-0065581 , of Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at Mt Juliet, this _____ day of May, 2004.

My Commission Expires: _____

Notary Public

DAVIDSON COUNTY, TN ROBERT E. JOHNSON Notary Public At Large Exp. May 30, 2007

File Number2405451
RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122