WARRANTY DEED

MICHAEL A. WRATHER
NOTARY AT LARGE
RUTHERFORD COUNTY, TN

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$131,264.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF JUNE, 2004.

Notary Public

MY COMMISSION EXPIRES: . 12/15/07

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
695 President Place , Suite #202
Smyrna, TN 37167

Davidson County DEEDWARR
Recvd: 06/21/04 12:35 2pgs
Fees:13.00 Taxes:485.68

20040621-0073134

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Raymond Jay Westrope	Columbia National Inc.	Map: 135
(NAME) 316 Pocono Road	(NAME) 7142 Columbia Gateway Drive	Group: 14-0-A
(ADDRESS) Antioch, TN 37013	(ADDRESS) Columbia Maryland 21046	Parcel: 90
(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, Anthony D. Shell and Wife, Sandra J. Shell , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Raymond Jay Westrope and Debra Sue Westrope, 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 Lot No. 87, Pinnacle Point Subdivision, Phase Three as shown by plat of record in Plat Book 6900, pages 391, 392 & 393 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 Anthony D. Shell and Wife, Sandra J. Shell by deed from Stephen Chiafos and Lori S. Ritter of record in Deed Book 9507, page 194, and recorded on 11/1/94 in the Register's Office for said County.

Subject to all matters as set forth per Plat Book 6900, Pages 391, 392 & 393, Register's Office of said County.

Deed to Homeowners Association of record in Book 7032, Page 730, Registers Office for Said County.

Charter of Homeowner's Association as shown of record in Book 7058, Page 234, Register's Office for said County.

Restrictive Covenants of record in Deed Book 7067, Page 739, and in Book 6405, Page 169 and in Book 7032, Page 733 and in Book 7065, Page 959 and in Book 10097, Page 390 and in Instrument # 20010504-0046047 and in Instrument # 20010504-0046048 in the Register's Office of said County

Plat sets out By-Laws as shown of record in Deed Book 6405, Page 169, Register's Office for 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 316 Pocono Road, Antioch, TN 37013

(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 1st day of June, 2004.

Anthony D. Shell

Anthony D. Shell

Sandra J. Shell by Anthony D. Shell atty in fact

Sandra J. Shell

STATE of Tennessee
COUNTY of Rutherford

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Anthony D. Shell the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 6/1/2004

My Commission Expires: 12/15/07

Notary Public

MICHAEL A. WRATHER NOTARY AT LARGE RUTHERFORD COUNTY, TN

*20040621-0073131

STATE OF Tennessee
COUNTY OF Rutherford

On this the 1st day of June, 2004, before me personally appeared Anthony D. Shell, 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 Sandra J. Shell, and who acknowledged that he executed the same as the free act and deed of the said Sandra J. Shell by virtue of that Power of Attorney, duly executed by the said Sandra J. Shell and appearing of record in Instrument No. * of Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at Smyrna, Tennessee this 1st day of June, 2004.

My Commission Expires: 12/15/07

Notary Public

MICHAEL A. WRATHER NOTARY AT LARGE RUTHERFORD COUNTY, TN

File Number2405352

RETURN TO:
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Smyrna, TN 37167