WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $94,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF JULY, 2004.

Notary Public

MY COMMISSION EXPIRES: . 12-15-2004
(AFFIX SEAL)

PATRICIA M. GWIN NOTARY PUBLIC AT LARGE WILSON CO. TENNESSEE

Davidson County DEEDWARR
Recvd: 07/27/04 14:54 2pgs
Fees:13.00 Taxes:721.13

20040727-0089768

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
Kerry Gammon	Costal Capital Corp.	Map 76
(NAME) 308 Compass Point	(NAME) 220 Ponte Vedra Park Dr., # 200	Group 009-0-A
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Ponte Vedra, FL 32082	Parcel 20
(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,
Phillip A. Durham Sr., married, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
Kerry K. Gammon, Jr. and Wife, Angela K. Gammon, 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. 20 on the Plan of Chandler Grove as of record in Plat Book 7900, Page 796 and amended in Plat Book 7900, Page 802, 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 Phillip A. Durham Sr., married by Warranty Deed dated October 25, 2002 from Roy W. Hindman and Aloma Hindman, husband and wife of record in Instrument No. 20021104-0135191, Register's Office for Davidson County, Tennessee.

Restrictive Covenants of record in Book 7480, Page 4, Register's Office of said County.

Easement as shown of record in Book 1104, Page 400, 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 308 Compass Point, 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 7th day of July, 2004.

Phillip A. Durham, Sr.

Phillip A. Durham Sr.,
By: Tammy Edwards, Attorney in fact
By Tammy Edwards, atty-in-fac

STATE OF Tennessee
COUNTY OF Wilson

On this the 7th day of July, 2004, before me personally appeared Tammy Edwards, 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 Phillip A. Durham Sr., married, and who acknowledged that he executed the same as the free act and deed of the said Phillip A. Durham Sr., married by virtue of that Power of Attorney, duly executed by the said Phillip A. Durham Sr., married and appearing of record in Book * _____, page _____, of Register's Office of Wilson County, Tennessee.

*20040727-0089767

Witness my hand and official seal at Mt Juliet, this 7th day of July, 2004.

My Commission Expires: 12-15-04

Patricia M. Gwin
Notary Public

PATRICIA M. GWIN NOTARY PUBLIC AT LARGE WILSON CO., TENNESSEE

File Number2406090
RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122