Davidson County DEEDWARR
Recvd: 09/28/04 11:58 3pgs
Fees:18.00 Taxes:1071.15

20040928-0116613

THIS INSTRUMENT PREPARED BY: **George V. Crawford, III** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 DEADERICK STREET, SUITE 1100 P. O. BOX 198888 NASHVILLE, TENNESSEE 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $289,500.00. Renee Lopez Affiant Subscribed and sworn to before me, this 24th day of September, 2004. Notary Public My Commission Expires: Commission Expires JULY 21, 2007

GEORGE V. CRAWFORD, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Address New Owner As Follows:
Renee Lopez and Tom Gaudreau
808 Seven Points Cove
Hermitage, TN 37076

Send Tax Bills To:
Union Planters Bank NA
7130 Goodlett Farms Pkwy
Cordova, TN 38016

Map-Parcel Number:
098-13-0-C 030.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ROBERT M. SWEENEY AND WIFE, KIMBERLY A. SWEENEY**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **THOMAS GAUDREAU AND WIFE, RENEE LOPEZ**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 147 on the Plan of Phase One, Meadows of Seven Points, of record in Plat Book 11700, pages 18-20, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Robert M. Sweeney and wife, Kimberly A. Sweeney, by deed from Frank Batson Homes, Inc. of record as Instrument No. 200006220062317, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. All matters as shown on the Plan of record in Book 11700, pages 18-20, Register's Office for Davidson County, Tennessee.

2. Easement of record in Book 11738, page 776, said Register's Office.

3. Stormwater Detention Agreement of record in Book 11681, page 411, said Register's Office.

4. Declaration of Covenants, Conditions and Restrictions for Meadows of Seven Points of record in Book 11670, page 822, said Register's Office.

This is improved property known as 808 Seven Points Cove, Hermitage, TN 37076.

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 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

WITNESS my hand this 24th day of September, 2004.

Robert M. Sweeney

Kimberly A. Sweeney

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ROBERT M. SWEENEY**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 24th day of September, 2004.

Notary Public

My Commission Expires: _____

GEORGE V. CRAWFORD, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **KIMBERLY A. SWEENEY**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 24th day of September, 2004.

Notary Public

My Commission Expires: _____

GEORGE V. CRAWFORD, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.