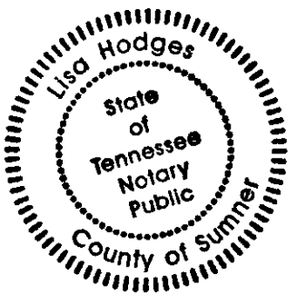
File No. 250302198

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF MAY, 2005.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
505 E. Main Street
Hendersonville, TN 37075

Davidson County DEEDWARR
Recvd: 05/17/05 12:02 2 pgs
Fees:13.00 Taxes:499.50

20050517-0055520

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lois O. Winston	Countrywide Home Loans	034-07-0-A-61
(NAME) 243 Harbor Village	(NAME) 801 Crescent Drive	
(ADDRESS) Hendersonville, TN 37075	(ADDRESS) Franklin, Tennessee 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Robert G. Trout and Kimberly L. Trout, husband and wife**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lois O. Winston**, HEREINAFTER CALLED THE GRANTEE(S), HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 43 of the Townhomes Property Line, exhibit on the Plan of Harbor Village, Phase IV, Revision I, a Horizontal Property Regime with private elements Harbor Village Drive, as of record Instrument No. 200307230102986, which revives and amends in Instrument No. 200306110080857, of the Register's Office of 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 Robert G. Troutt and Kimberly L. Troutt, husband and wife by deed from Newmark Homes, L.P., of record in Instrument No. 20031218-0180597, Register's Office for said County.

THIS CONVEYANCE IS BEING MADE SUBJECT TO THE FOLLOWING EXCEPTIONS:

Subject to all matters as set forth per Instrument No# 200307230102986, Register's Office of said County.

Charter of Homeowner's Association as shown of record in Book 6635, Page 254 and Instrument No. 200108170089318, Register's Office for said County.

HOA Dues.

Storm Water Detention Agreement in Instrument No. 200211221044783 and 200211050135703, Register's Office for said County.

Restrictive Covenants of record in Instrument No. 200206110080857, Instrument No. 20030723012986, Book 6628, Page 577, Book 6646, Page 543, Book 10672, page 743 and Instrument No. 200108170089318, Register's Office of said County. This policy insures that said covenants have not been violated to date and any future violation thereof will not result in a forfeiture or reversion of title.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements 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 243 Harbor Village, Hendersonville, TN 37075
(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 GRANTEE(S), HER heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), HER 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 May, 2005.

Robert G. Trout

Kimberly L. Trout

STATE OF ~~TENNESSEE~~ Virginia
COUNTY OF ~~SUMNER~~ Roanoke

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Robert G. Troutt and wife, Kimberly L. Troutt, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Roanoke, Virginia, this 10th day of May, 2005.

My Commission Expires: 7/31/08

Notary Public

ANN G. TERRY
COMMONWEALTH OF VIRGINIA
NOTARY PUBLIC

File Number: 250302198

RETURN TO:
Cumberland Title
505 E. Main Street
Hendersonville, TN 37075