File No. 250500802

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $204,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF MAY, 2005.

Notary Public

MY COMMISSION EXPIRES: 9/20/08

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 06/01/05 12:39 3 pgs
Fees:18.00 Taxes:754.80
20050601-0061663

JUDY S. WELLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney
Southern Title Services
124 1st Ave., S., Suite 102
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Frankin C. Fraser	Frankin C. Fraser	098-13-0A-097.00
(NAME) 108 Breakwater Bay	(NAME) SAME	
(ADDRESS) Hermitage, TN 37076	(ADDRES) SAME	
(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, , **Robert M. Bermudez and Carroll J. Carter**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Frankin C. Fraser and Maggie Fraser, husband and wife**, HEREINAFTER CALLED THE GRANTEE(S), HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE ATTACHED EXHIBIT A

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 108 Breakwater Bay, 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 GRANTEE(S), his/her/their 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), his/her/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 25th day of May, 2005.

Robert M. Bermudez by Wendi McConnell attorney in fact attorney in fact

Carroll J. Carter by Wendi McConnell attorney in fact attorney in fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

ON THIS 25TH DAY OF APRIL, 2005, BEFORE ME PERSONALLY APPEARED WENDI MCCONNELL, 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 ROBERT M. BERMUDEZ AND CARROLL J. CARTER AS THEIR ATTORNEY IN FACT AND ACKNOWLEDGED THAT SHE EXECUTED THE SAME AS THEIR FREE ACT AND DEED OF SAID ROBERT M. BERMUDEZ AND CARROLL J. CARTER.

Witness my hand at office this 25th day of May, 2005.

Commission expires:

MELINDA M. BROOKS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires March 25, 2006

Notary Public

File Number: 250500802

RETURN TO:
Southern Title Services
124 1st Ave., S., Suite 102
Franklin, TN 37064

EXHIBIT A

Land in Davidson County, Tennessee, being all of Lot No. 97, on the Plan of Phase One, Section Six, New Hope Point, a Planned Unit Development, as shown by plat appearing of record in Plat Book 9700, Page 859, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Robert M. Bermudez and Carroll J. Carter by Warranty Deed dated July 14, 2000 of record in Instrument No. 20000718-0070722, Register's Office for Davidson County, Tennessee.

Declaration of Covenants, Conditions and Restrictions of record in Book 10290, Page 1, as re-recorded in Instrument No. 20000628-0064247, as amended in Book 10330, Page 782 and in Book 11394, Page 73, and as re-recorded in Instrument No. 20000628-0064249; Charter of record in Instrument No. 20000607-0056879; Ingress/Egress Easement of record in Book 3911, Page 875; Storm Water Detention Agreement of record in Book 11387, Page 925; Quitclaim Deed to Homeowners' Association for open space of record in Instrument No. 20000607-0056880; all matters shown on plat of record in Plat Book 9700, Page 859; all in the Register's Office for Davidson County, Tennessee.