WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/11/05 15:22 2 pgs
Fees:13.00 Taxes:1589.15

20050711-0080037

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $429,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JUNE, 2005.

Notary Public

MY COMMISSION EXPIRES: 5/24/10

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
1st Trust Title, Inc., 116 Lineberry Blvd., Ste. 200, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard W. Mayes & wife Michelle	NEW OWNER	
(NAME) 2005 Dunedin Cove	(NAME)	Group A
(ADDRESS) Old Hickory, TN 37168	(ADDRESS)	Parcel 99-CO
(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, Kenneth R. Elmore, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard W. Mayes and wife, Michelle L. Mayes, 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. 126 on the Plan of Phase Eleven, Section Two, Brandywine Pointe, as shown of record in Plat Book 9700, Page 241, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Kenneth R. Elmore, unmarried by deed from Eugene Smith and wife, Carolyn Smith filed of record in Instrument No. 20030508-0062018 Register's Office of Davidson County, Tennessee.

Subject to all matters as shown on plat of record in Plat Book 9700, Page 241, Register's Office of Davidson County, Tennessee.

Subject to restrictions as shown of record in Book 8120, Page 170; Book 8671, Page 484; Book 9010, Page 627 and Book 10194, Page 767, Register's Office of Davidson County, Tennessee.

Subject to By-Laws as shown of record in Book 10721, Page 835, Register's Office of Davidson County, Tennessee.

Subject to Charter for homeowners association as shown of record in Book 9013, Page 39 and Book 9117, Page 77, Register's Office of Davidson County, Tennessee.

Subject to Charter boat dock association as shown of record in Book 8637, Page 563, Register's Office of Davidson County, Tennessee.

Subject to restrictions for boat dock in Book 8695, Page 379; Book 9145, Page 957; Book 9576, Page 846 and Book 9776, Page 427, Register's Office of Davidson County, Tennessee.

Subject to Land Lease for Clubhouse as shown of record in Book 9128, Page 615, Register's Office of Davidson County, Tennessee.

Subject to parking, ingress and egress to boat dock as shown of record in Book 11108, Page 555, Register's Office of Davidson County, Tennessee.

Subject to any homeowner association dues that may be assessed.

unimproved ☐

This is improved ☒ property, known as 2005 Dunedin Cove, Old Hickory, TN 37168

(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 hand this 24th day of June, 2005.

Kenneth R. Elmore

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public, Kenneth R. Elmore, the within named bargainor(s), 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 purpose therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee this 24th day of June, 2005.

Commission expires: April 18, 2006

Delaina D. Davis Notary Public

DELAINA D. DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY