File No. 250802427

WARRANTY DEED

LEEZA OSBORNE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 22, 2008

Davidson County DEEDWARR
Recvd: 11/14/05 16:11 2 pgs
Fees:13.00 Taxes:499.50
20051114-0137639

STATE OF TENNESSEE
COUNTY OF WILSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th Day of September 2005.

Notary Public

MY COMMISSION EXPIRES: 11-22-08

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paulette Colley	Paulette Colley	Map 75-12-C-36
(NAME) 741 Tulip Grove Road Condominium 605	(NAME)	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Same As New Owner	
(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, James A. Fine Jr. and Carol M. Fine, husband and wife, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Paulette Colley, 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:

Land in Davidson County, Tennessee, being Lot and Unit 605 in Building 6, on the Plan of Phase Two, Brookside Park Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20001010-0100359, 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 James A. Fine Jr. and Carol M. Fine, husband and wife by Warranty Deed dated September 30, 2002 from NVR, Inc., a Virginia Corporation, trading as Fox Ridge Homes of record in Instrument No. 20021010-0124675, Register's Office for Davidson County, Tennessee.

Restrictive Covenants of record in Book 11653, Page 251 and Instrument No. 20000718-0070532 and amended in Instrument No. 20010212-0013362, Register's Office of said County.
By-Laws as shown of record in Book 11653, Page 273, Register's Office for said County.

Charter of Homeowner's Association as shown of record in Book 11653, Page 248, Register's Office for said County.

Easement for Metro Government as shown of record in Book 4126, Page 977, Register's Office for said County.

Subject to Homeowner's Association Dues.

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 741 Tulip Grove Road Condominium 605, 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), 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 15th Day of September, 2005.

James A. Fine Jr.

Carol M. Fine

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named James A. Fine Jr. and Carol M. Fine, husband and wife, 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 Mt. Juliet, Tennessee, this 9/15/2005.

My Commission Expires: 1-23-06

Notary Public

~~File Number: 250802427~~

~~RETURN TO:~~

~~Cumberland Title~~

13018 Lebanon ~~Road~~, Suite 100

~~Mt. Juliet, TN 37122~~

Prepared By:

After Recording Return To:

Heritage Title Services, LLC

[illegible]

Nashville, Tennessee [illegible]

WILSON COUNTY TENNESSEE NOTARY PUBLIC STATE OF TRACEY TRUMPHOUR