Box 17

File No. 60092

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00

Coyle Dalton Wright
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF FEBRUARY, 2006.

Laura A. Beasley
Notary Public

MY COMMISSION EXPIRES: 11/14/09

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 03/01/06 13:40 2 pg:
Fees:13.00 Taxes:1073.00
20060301-0023668

LAURA A. BEASLEY
NOTARY
STATE OF TENNESSEE
PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard
Suite 115
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Coyle Dalton Wright	SAME	172-10A-104C
(NAME)	(NAME)	
207 Trotwood Drive		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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, Chares Rota and Donna Garrett, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Coyle Dalton Wright 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:

Land in Davidson County, Tennessee, being Lot No. 1 04 on the Plan of Copperfield, of record in Book 6900, pages 555-559, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Donna C. Garrett and Charles M. Rota by deed from Mary E. Braswell of record in Instrument Number 20050815-0096541, Register's Office, Davidson County, Tennessee.

This conveyance is subject to easements of record in Book 7593, page 488 , Book 7593, page 511, Book 2437, page 8, Book 2438, page 376,Declaration of Covenants, Conditions and Restrictions of record in Book 6779, page 973, Book 7071, page 482 Book 7208, page 889 Common Area Deed in Book 7150, page 358 and Charter of record in Book 7200 page 824, Book 7496, page 162, and Book 7500, page 941 said Register's Office.

unimproved ☐

This is improved ☒ property, known as 207 Trotwood Drive, Brentwood, TN 37027

(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 our hands this 28th day of February, 2006.

Chares Rota

Donna Garrett

File No. 60092
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Donna C. Garrett and Charles M. Rota, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of February, 2006.

Commission expires:

My Commission Expires Sept. 22, 2007

Notary Public

ROBERT G. WATERS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN