File No. 260601062

WARRANTY DEED

JENNIFER MARLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF JUNE, 2006.

Notary Public

MY COMMISSION EXPIRES: 5-29-10
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 07/05/06 10:58 2 pgs
Fees:13.00 Taxes:869.50
20060705-0079994

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daniel A. Splan	Daniel A. Splan	
(NAME) 525 Schooner Cove	(NAME) 308 Point Park	MAP/PARCEL 098090A04300CO
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Hermitage, TN 37076	
(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, Garland W. Mahan Sr., and Wife, Janice P. Mahan**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Daniel A. Splan, and Wife, Wendy A. Splan and Cindy L. Pastern, a married woman**, HEREINAFTER CALLED THE GRANTEE(S), THIER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 130 on the Plan of phase 3-B LAKESHORE, as of record in Plat Book 7900, Page 677, 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 Garland W. Mahan Sr., and Wife, Janice P. Mahan by deed from Frank Batson Homes of record in Deed Book 9537, page 399, recorded December 5, 1994, Register's Office for said County.

Restrictive Covenants of record in Deed Book 669, Page 7572, Register's Office of said County.

This conveyance is subject to any and all existing easements and restrictions of record.

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 525 Schooner Cove, 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), THIER 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), THIER 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 29th day of June, 2006.

Garland W. Mahan Sr.

Janice P. Mahan

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 Garland W. Mahan Sr., and Wife, Janice P. Mahan, 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 29th day of June, 2006.

My Commission Expires: 6-4-06

Notary Public

JENNIFER MARLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

File Number: 260601062

RETURN TO:
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Mt. Juliet, TN 37122