File No. 260601657

WARRANTY DEED

TAMMY D. SULLEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires [illegible]

STATE OF TN
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF JULY, 2006.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

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
Charles Loffmin	Same as New Owner	151-09-A 239.00CO
(NAME) 6713 Ascot Drive	(NAME)	
(ADDRESS) Antioch, TN 37013	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 07/12/06 08:01 2 pgs
Fees:13.00 Taxes:647.50

20060712-0083439

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, Jeffrey Vittetoe , Christine Vittetoe, Husband and Wife, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles Loffmin and wife, Mary Ann Loffmin, HEREINAFTER CALLED THE GRANTEE(S), 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. 239 on the Plat of Phase 3, Section 1, Long Hunter Chase, as of record in Instrument No. 2001103-0109138, 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 Jeffrey Vittetoe and Christine Vittetoe by deed from NVR, Inc., A Virginia Corporation, Trading as Fox Ridge Homes, of record in Instrument No. 20020628-0078211, Register's Office for said County.

Subject to all matters as set forth per in Instrument No. 200011030109138, Register's Office of said County.

Easement for Sewer of record in Instrument No. 200009060088271 and in Instrument No. 2000090688272, Register's Office for Davidson County, Tennessee.

Certificate of Resolution for JCH Development Company, Inc of record in Book 9432, Page 789, Register's Office for said County.

HOA Charter of record in Book 9433, Page 953, Register's Office for said County.

Quitclaim of Common Areas of record in Book 9433, Page 953, Register's Office for said County.

Easements of record in Book 1115, Page 302, Book 1101, Page 457, Book 4717, Page 515, Book 8197, Page 288, Book 8358, Page 91 & 92, Book 9661, Page 919, Book 2338, Page 466, Book 4446, Page 423. Book 4535, Page 351, Book 9988, Page 793, Book 11497, Page 592 and in Book 9988, Page 821, Book 9588, Page 930, Register's Office for said County.

Restrictive Covenants of record in Deed Book 9430, Page 524, Book 9534. Page 938 and in Book 9534, Page 942, Register's Office of said County.

Declaration of Annexation, covenants and restrictions for Phase 3, Section 1, of record in Instrument No. 20010514-0049630, Register's Office for said County.

Jeffrey Vittetoe executes this Instrument as Attorney in Fact on behalf of Christine Vittetoe pursuant to a Specific Power of Attorney of record in Instrument No. _____, Register's Office for said County.

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 6713 Ascot Drive, Antioch, TN 37013
(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), 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), 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 6th day of July, 2006.

Jeffrey Vittetoe

Christine Vittetoe

By: _____
Jeffrey Vittetoe, Her Attorney in Fact

STATE OF TN

COUNTY OF WILSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Jeffrey Vittetoe the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand at office this 6th day of July, 2006.

Commission expires:

MY COMMISSION EXPIRES
OCTOBER 12, 2008

KIMIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

_____
Notary Public

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Wilson

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Jeffrey Vittetoe, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is, pursuant to Power of Attorney of record in Instrument No. _____ Registers Office for Davidson, the **Attorney-in-Fact** of Christine Vittetoe (herein called the **"Maker"**), or a constituent of the **Maker** and is authorized by the **Maker** or by its constituent, the constituent being authorized by the **Maker**, to execute this instrument as the free act and deed of the **Maker** on this 7/6/2006.

My Commission Expires:.

MY COMMISSION EXPIRES
OCTOBER 12, 2008

KIMIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

_____, Notary Public.

File Number: 260601657

RETURN TO:
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

*20060711-
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