(2)

File No. 270100349

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/31/07 10:44 2 pgs
Fees:13.00 Taxes:795.50
20070131-0012740

GEORGETTE R. KENNEDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF JANUARY, 2007.

Georgette R. Kennedy
Notary Public

MY COMMISSION EXPIRES: ~~November 22, 2008~~
(AFFIX SEAL) 9-19-09

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney
Southern Title Services
1517 Hunt Club Blvd., Suite 100
Gallatin, TN 37066

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lorraine M. Garafolo	Tenn Loan, Inc.	181-10-0A 018.00CO
(NAME) 119 Sand Dunes Drive	(NAME) 2209 Crestmoor Road	
(ADDRESS) Ormond Beach, FL 32176	(ADDRESS) Nashville, TN 37215	
(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, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **John D. Stern and wife, Catherine D. Stern**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lorraine M. Garafolo**, HEREINAFTER CALLED THE GRANTEES, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, Tennessee, being Lot No. 18, Section One Autumn Oaks Subdivision, as shown on plat of record in Plat Book 9700, Pages 913-914, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to John D. Stern and wife, Catherine D. Stern by Warranty Deed dated February 28, 2002 of record in Instrument No. 200203040026514, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:
All matters shown on the plan of record in Plat Book 9700, Pages 913-914; all in the Register's Office for Davidson County, Tennessee. Real property taxes for the year 2007 and thereafter, a lien not yet due and payable. Declaration of Covenants, Conditions, Restrictions and By-Laws as of record in Instrument No. 200109120099443 and Instrument No. 200305130064238, Homeowners Association Charter as of record in Instrument No. 200109120099442, Sanitary Sewer Easement as of record in Book 9343, Page 196 and in Book 9343, Page 199,
Storm Water Detention Agreement as of record in Book 7760, Page 970 and Right-of-Way Agreement to Columbia Gulf Transmission Company as of record in Book 2245, Page 271, Book 4240, Page 667 and Book 6968, Page 25, said Register's Office.

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 112 Autumn Oaks Court, 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 GRANTEE, her heirs and assigns forever; and we do covenant with the said GRANTEE that we are lawfully seized and possesses 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, 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.

John D. Stern by Catherine D. Stern as attorney-in-fact

Catherine D. Stern

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named, Catherine D. Stern 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/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 29th day of January, 2007.

Commission expires: November 22, 2008

KIM GILLESPIE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Kim Gillespie Notary Public

STATE OF TENNESSEE

COUNTY OF SUMNER

On this 29th day of January, 2007, before me personally appeared Catherine D. Stern, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the attorney-in-fact of John D. Stern, and is authorized by him, and does hereby acknowledge the execution of this instrument on his behalf.

Witness my hand at office this 29th day of January, 2007.

Commission expires: November 22, 2008

KIM GILLESPIE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Kim Gillespie Notary Public

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RETURN TO:

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