File No. 270600849

WARRANTY DEED

LAURA A. MOORE STATE OF TENNESSEE NOTARY PUBLIC SUMNER CO.

STATE OF TN
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $166,900.00

Seija S Doolittle
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF JULY, 2007.

Laura A Moore
Notary Public

MY COMMISSION EXPIRES: April 7 2009
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jerry Kennon, Attorney
Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 07/16/07 10:02 2 pgs
Fees:13.00 Taxes:617.53
20070716-0084186

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Seija S. Doolittle	Wells Fargo Home Mortgage	86-07-0-095
(NAME)	(NAME)	
505 Jacksons Hill Court	P.O. Box 5137	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Des Moines, IA 50306-5137	
(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, William C. Malone and John M. Coakley, both unmarried, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Seija S. Doolittle, unmarried, 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:

Being Lot No. 98 on the Final P.U.D. Plan of Phase II, Jackson's Retreat, as of record in Plat Book 5200, Page 673, 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 John M. Coakley, unmarried by deed from Arnold E. Leaver and wife, Cynthia Leaver of record in Book 9632, Page 884, Register's Office for said County and further conveyed to William C. Malone and John M. Coakley, both unmarried by Quitclaim deed of record in Instrument number 20021001-0119197, Register's Office for said County.

Subject to all matters as set forth per Plat Book 5200, Page 673, Register's Office of said County.

Restrictive Covenants of record in Deed Book 6176, Page 939; Book 6806, page 256; Book 5741, page 360; Book 5676, page 67; Book 6482, page 679; Book 7127, page 755, Register's Office of said County.

By-Laws as shown of record in Deed Book 5741, Page 294, Register's Office for said County.

Charter of Homeowner's Association as shown of record in Book 5745, Page 283, 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 505 Jacksons Hill Court, 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 hands this 12th day of July, 2007.

William C. Malone

John M. Coakley

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 William C. Malone and John M. Coakley, both unmarried 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 they executed the within instrument for the purposes therein contained.

Witness my hand at office this 12th day of July, 2007.

Commission expires: April 2009

Notary Public

LAURA A. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER CO.

File Number: 270600849

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