File No. 270900301

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/03/07 09:52 2 pgs
Fees:13.00 Taxes:628.63

20071003-0117793

CONNIE BEARD NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $169,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF SEPTEMBER, 2007.

Notary Public

MY COMMISSION EXPIRES: 8/16/09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
1980 Old Fort Parkway
Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lester C. Cole	Coldwell Banker Mortgage	053-06-0A-090.00
(NAME)	(NAME)	
404 River Creek Court	3000 Leadenhall Road	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Mount Laurel, NJ 08054	
(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, Renea L. Perron, unmarried and Brenda J. Stacey, unmarried as joint tenants with right of survivorship**, , HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lester C. Cole and Deborah A. Cole, husband and wife**, 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. 90 on the Plan of Phase 2, Waterford, as shown by plat of record in Plat Book 7900, Pages 412-412, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Renea L. Perron, unmarried and Brenda J. Stacey, unmarried as joint tenants with right of survivorship, by Warranty Deed from Kenneth E. Lynn and wife, Denise R. Lynn, dated October 15, 1997, and of record in Book 10650, Page 930, Register's Office for said County.

Charter of Homeowner's Association as shown of record in Book 8711, Page 701, Register's Office for said County.

QuitClaim to Homeowner's Association for Common Area as shown of record in Book 8715, Page 590, Register's Office for said County.

By-Laws as shown of record in Book 8715, Page 583, Register's Office for said County.

Restrictive Covenants of record in Book 8694, Page 216 and Book 8699, Page 462, 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 404 River Creek Court, Old Hickory, TN 37138

(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 hands this 28th day of September, 2007.

Renea L. Perron

Brenda J. Stacey

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 Renea L. Perron, unmarried and Brenda J. Stacey, unmarried as joint tenants with right of survivorship, 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 at Mt Juliet, Tennessee, this 9/28/2007.

Notary Public

My Commission Expires:

10-12-08

Kimie Perry
State of Tennessee Notary Public
Wilson Co.

File Number: 270900301

RETURN TO:

Cumberland Title
1980 Old Fort Parkway
Murfreesboro, TN 37129