File No. 271001328

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $384,000.00

Laura M Armistead
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF NOVEMBER, 2007.

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

K. THOMAS SIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Comm. Expires NOV. 8, 2008

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
5107 Maryland Way
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 11/19/07 12:52 2 pgs
Fees:13.00 Taxes:1420.80

20071119-0135197

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Derek L. Colby	Derek L. Colby	160160065.00
(NAME)	(NAME)	
1112 Seven Springs Court	1112 Seven Springs Court	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Brentwood, TN 37027	
(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, Wade O. Armistead and wife, Laura M. Armistead, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Derek Leonard Colby and wife, Julia Christine Colby, 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:

Land in Davidson County, Tennessee, being Lot No. 240 on the Plan of Hearthstone, Phase 6, Revised, of record in Book 6900, Page 254, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Wade O. Armistead and wife, Laura M. Armistead by Warranty Deed from Ira D. Davis and wife, Louise A. Davis of record in Instrument No. 20020702-0079532, Register's Office for Davidson County, Tennessee dated June 25, 2002.

Subject to all matters as set forth per Plat Book 6900, Page 254 and 255, Register's Office of said County.

Restrictive covenants for Hearthstone Subdivision of record in Book 5409, Page 485, Book 6917, Page 575, Book 7053, Page 982, and Book 9945, Page 958, said Register' s Office.

Taxes for the year 2007 due and payable. All prior years are paid. All subsequent years a lien, but not yet due and payable.

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 1112 Seven Springs Ct., 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(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 hands this 14th day of November, 2007.

Wade O. Armistead

Laura M. Armistead

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Wade O. Armistead and Laura M. Armistead, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained on this 11/14/2007.

Witness my hand at office this 14th day of November, 2007.

Commission expires:

Notary Public

File Number: 271001328

RETURN TO:

Sidwell Title
5107 Maryland Way
Brentwood, TN 37027

K. THOMAS SIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires NOV. 8, 2008