File No. 280201236

# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/24/08 11:12 2 pgs
Fees:13.00 Taxes:574.22

20080324-0028842

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,195.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF MARCH 2008.

NOTARY PUBLIC AT LARGE

Notary Public

MY COMMISSION EXPIRES: 11/20/11 (AFFIX SEAL)

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

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Damon Carroll | New Owner | 086-08-0A-001.00CO |
| (NAME) | (NAME) | |
| 2141 Strombury Drive | | |
| (ADDRESS) | (ADDRESS) | |
| Hermitage, TN 37076 | | |
| (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, **David Harvieux and wife, Ashley Puckett Harvieux**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Damon Carroll, an unmarried man, and Dalton Tate, Jr. and Donna Carroll Tate, husband and wife**, 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, TN, being Lot No. 404, on the Plan of Camden Woods, Phase II, of record in Plat Book 6900, page 735, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.***

***Being the same property conveyed to David Harvieux and wife, Ashley Puckett Harvieux, by warranty deed from Shane M. Sanders, married, of record in Instrument No. 20051108-0135206, Register's Office for Davidson County, Tennessee, dated November 4, 2005.***

***Subject to all matters as set forth per Plat Book 6900, Page 735, Register's Office of said County.***

***Restrictive Covenants of record in Book 7620, page 561, Register's Office for Davidson County.***

***By-Laws of record in Book 7620, page 583, said Register's Office.***

***Restrictive Covenants of record in Book 7657, page 580 and in Book 7675, page 926 said Register's Office.***

***HOA Charter of record in Book 7661, page 32, 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 2141 Strombury Drive, 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), 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 19th day of March, 2008.

David Harvieux

Ashley Puckett Harvieux

STATE OF TENNESSEE

COUNTY OF Wilson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named David Harvieux and wife, Ashley Puckett Harvieux 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 19th day of March, 2008.

Commission expires: 5-24-08

Notary Public

Jessica Talbott State of Tennessee Notary Public Davidson Co.

**File Number: 280201236**

**RETURN TO:**

Sidwell Title
5107 Maryland Way
Brentwood, TN 37027