File No. 280500118

WARRANTY DEED

PREPARED BY & RETURN TO: PERRONE & YOUNG, ATTYS.
109 WESTPARK DRIVE, SUTIE 330
BRENTWOOD, TN 37027

ROBIN S. EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Davidson County DEEDWARR
Recvd: 06/06/08 12:47 2 pgs
Fees:13.00 Taxes:760.35

20080606-0058349

STATE OF TENNESSEE
COUNTY OF WILSON

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

$205,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF May, 2008.

Notary Public

MY COMMISSION EXPIRES: 2/26/2011
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David D'Ambrosi	Fairway Independent Mortgage Corp	086-14-O-B-076.00
(NAME)	(NAME)	
2704 Fleet Drive	5850 Town & Country Blvd. Suite 601 Frisco, TX 75034	
(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, , **Courtney E. Coffey, an unmarried person,** hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Faust D'Ambrosi and wife, Dawn D'Ambrosi,** hereinafter called the grantee(s), heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Being Lot No. 26 on the Plan of Fleetwood Subdivision, Phase Two, as of record in Plat Book 6900, Page 738-739, 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 Courtney E. Coffey, an unmarried person by Deed dated 09/26/2007 from Dana C. Shelton and husband William C. Shelton of record in Instrument No. 200709280115709, Register's Office for said County.

Subject to all matters as set forth per Plat Book 6900, Page 738-739, Register's Office of said County.

Restrictive Covenants and By Laws of record in Book 7170, Page 987, Register's Office of said County.

Restrictive Covenants of record in Book 7628, Page 6, Register's Office of said County.

Charter of Homeowner's Association as shown of record in Book 7114, Page 370, Register's Office for said County.

Storm water Detention Agreement of record in Book 7107, Page 408, 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 2704 Fleet 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), 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), 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.

Courtney E. Coffey

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 Courtney E. Coffey 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 23rd day of May, 2008.

Commission expires: 11/22/09

Notary Public

JUDY REED
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

File Number: 280500118

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