File No. 280600718

WARRANTY DEED

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

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $720,000.00

Sharon Mayberry Tollis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF JUNE, 2008.

Laura A Moore
Notary Public

MY COMMISSION EXPIRES: April 7 2008
(AFFIX SEAL)

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

Davidson County DEEDWARR
Recvd: 06/30/08 09:36 3 pgs
Fees:18.00 Taxes:2664.00
20080630-0066934

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daryl Price	Daryl Price	
(NAME)	(NAME)	
57 Harbor Cove Drive	**SAME**	MAP/PARCEL 054140A01500CO
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(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, **F & M Bank**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Daryl Price and wife, Jennifer Price**, 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. 15 on the Final subdivision plat of Brandywine Harbor, as of record in Plat Book 11700, Page 38, 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 F & M Bank by Trustee's Deed dated May 13, 2008 from Jonathan R. Vinson, Trustee of record in Instrument number 20080605-0057927, Register's Office for said County.

Restrictive Covenants of record in Instrument No. 200610190129781, 200701190007855 and 20070824-0101934, Register's Office of said County.

Charter of Homeowner's Association as shown of record in Instrument number 20000118-0005534, Register's Office for said County.

Restrictive Covenants of record in Deed Book 11704, Page 356, Register's Office of said County.

This conveyance is subject to any and all existing easements and restrictions of record.

Also included in the above conveyance is a boat dock.

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 57 Harbor Cove Drive, 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), 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 our hands this 24th day of June, 2008.

F & M Bank

By:
Alex Dowdy, Vice President

STATE OF TENNESSEE

COUNTY OF WILSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Alex Dowdy with whom I am personally acquainted and who upon his oath acknowledged himself to be the Vice President of F & M Bank the within named bargainer, a corporation, and that, Alex Dowdy, being authorized to do executed the foregoing instrument for the purposes therein contained.

Witness my hand at office this 24th day of June, 2008.

Commission expires: April 7 2009

Notary Public

File Number: 280600718

RETURN TO:
Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

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

CERTIFICATE OF AUTHENTICITY

I, Mandy Alsup, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Attorney or Custodian

Cumberland Title

STATE OF TENNESSEE

COUNTY OF Wilson

Personally appeared before me, Lissa Groom, a notary public for this county and state Mandy Alsup, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

WILSON COUNTY
LISSA GROOM
NOTARY PUBLIC
STATE OF TENNESSEE
(SEAL)

Notary Public

My Commission Expires: 12/30/2008

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