File No. 280700255

WARRANTY DEED

TRACEY TRUMPHOUR NOTARY PUBLIC STATE OF TENNESSEE WILSON CO. TN

STATE OF TN
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $253,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF JULY, 2008.

Notary Public

MY COMMISSION EXPIRES: 11-28-09

(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: 07/28/08 12:33 3 pgs
Fees:18.00 Taxes:939.43
20080728-0076848

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John G. Long	Pinnacle National Bank	064-08-0A-069.00CO
(NAME)	(NAME)	
1604 Carol Winds Court	211 Commerce Street, Suite 300	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Nashville, TN 37201	
(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, Marty Penix and Jimmy Dentrick hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto John G. Long, 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: *married

Land in Davidson County, Tennessee, Being Lot No. 108, Section Two, Merritt Downs as shown on plat of record in Instrument No. 200309040128443, 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 Marty Penix and Jimmy Dentrick by Deed dated 4/02/2008 from Elizabeth A. Cash, Substitute Trustee of record in Instrument No. 200804020032865, Register's Office for said County.

Subject to all matters as set forth on the plat of record in Instrument No. 200309040128443, Register's Office of said County.

Restrictive Covenants of record in Instrument No.200106080060786, Instrument No 200107020069864 and Instrument No. 200403300035673, Register's Office of said County.

Charter of Homeowner's Association as shown of record in Instrument No. 200106080060785 and Instrument no. 200111270129417, Register's Office for said County.

Quitclaim Deed to Homeowner's Association as shown of record in Instrument No. 200404070039569, Register's Office for said County.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

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 1604 Carol Winds 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), 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 18th day of July, 2008.

Marty Penix owner agent
Marty Penix

Jimmy Dentrick

STATE OF TN

COUNTY OF WILSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Marty Penix and Jimmy Dentrick 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 they executed the within instrument for the purposes therein contained.

Witness my hand at office this 18th day of July, 2008.

Commission expires: 11-28-09

Notary Public

TRACEY TRUNNELL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON CO. TN

File Number: 280700255

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

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, Tammy Duncan, 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.

Notary Public

(SEAL)

My Commission Expires: 1/23/2011

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

280100842