SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

File No. 290100135s

WARRANTY DEED

KIMBERLY D. HICKS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires MAY 18, 2010

STATE OF TN
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $201,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF JANUARY, 2009.

Notary Public

MY COMMISSION EXPIRES: 5-18-10
(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
Jeremy Partin	New Owner	108-12-0B-144.00CO
(NAME)	(NAME)	
205 Wheaton Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 02/05/09 12:06 2 pgs
Fees:13.00 Taxes:747.03
20090205-0010071

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, Stephen J. Pont and wife, Molly M. Pont, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Jeremy Partin and Jenni Partin, 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, Tennessee, being Lot No. 81 on the Plan of Harborview, Section 5, Phase 1A, as of record in Plat Book 7900, Page 485, 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 Stephen J. Pont and wife, Molly M. Pont by Warranty Deed dated June 15, 2005, from Bruce Gregory and wife, Melissa Lynn Gregory (formerly known as Melissa Lynn Stowers), of record in Instrument 20050622-0071571, Register's Office, Davidson County, Tennessee.

Restrictions and By-Laws of record in Book 7471, Page 26, Book 7646, Page 142, Book 8263, Page 534, Book 8271, Page 863, Book 8297, Page 380, Book 8856, Page 361, Register's Office for Davidson County, Tennessee.

Charter of Homeowner's Association as shown of record in Book 7522, Page 339, Book 8263, Page 554, Register's Office for Davidson County, Tennessee.

Right of Way Easement of record in Book 8068, Page 723, Register's Office for Davidson County, Tennessee.

Final Order Regarding Cemetery of record in Book 9808, Page 473, Book 10004, Page 629, Register's Office for Davidson County, Tennessee.

Sanitary Sewer and/or Storm Drainage Easement of record in Book 5858, Page 80, Book 5856, Page 84, Register's Office for Davidson County, Tennessee.

Storm Water Detention Agreement of record in Book 7390, Page 270, Register's Office for Davidson County, Tennessee.

Waterline Easement of record in Book 6147, Page 886, Register's Office for Davidson County, Tennessee.

Sewer Line Easement of record in Book 6147, Page 893, Register's Office for Davidson County, Tennessee.

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.

Molly M. Pont

unimproved ☐

This is improved ☒ property, known as 205 Wheaton Court, Nashville, TN 37214
(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 28th day of January, 2009.

Stephen J. Pont

Molly M. Pont

STATE OF Texas

COUNTY OF

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Stephen J. Pont and wife, Molly M. Pont 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 28th day of January, 2009.

Commission expires:
12-14-09.

Notary Public

File Number: 290100135s

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

ELISSA I. ROSS
Notary Public, State of Texas
My Commission Expires
DECEMBER 14, 2009