File No. 290100733

WARRANTY DEED

TRACEY THOMPSON HOUR NOTARY PUBLIC STATE OF TENNESSEE WILSON CO. TN

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $147,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF FEBRUARY, 2009.

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: 03/06/09 11:18 3 pgs
Fees:18.00 Taxes:543.90
20090306-0020218

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian L. Waddell	First Tennessee Bank National Association	068-08-0-038.00
(NAME)	(NAME)	
704 Woodbrier Court	1 Mortgage Way	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Mount Laurel, NJ 08054	
(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,

Bryan J. Laseter and Melissa S. Laseter, husband and wife,

hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto

Brian L. Waddell and Allison M. Graves, both unmarried

hereinafter called the grantee(s), I 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. 204, Final P.U.D. Plan, Planned Unit Development, Phase V-A, Jackson's Retreat as of record in Plat Book 6250, Page 309, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Bryan J Laseter and Melissa S Laseter, husband and wife by Warranty Deed dated July 21, 2006 from Raymond Forrest Powers and wife, Kathleen North Powers as recorded in Instrument No. 20060728-0091501, Register's Office for Davidson County, Tennessee.

This property is subject to: (1) Taxes for the year 2009 and subsequent years; (2) Homeowner's Association Dues; (3) all matters as set forth on the plat of record in Plat Book 6250, Page 309; (4) Restrictive Covenants of record in Book 5741, Page 360, Book 5745, Page 294; (5) Bylaws of record in Book 6482, Page 679; (6) Charter of Jackson's Retreat Homeowner's Association as shown of record in Book 5745, Page 283, Register's Office of 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 704 Woodbrier Court, 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), I 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), I 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 27th day of February, 2009.

Bryan J. Laseter

Melissa S. Laseter

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 Bryan J. Laseter and Melissa S. Laseter, 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.

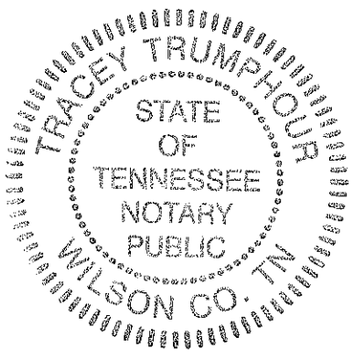
Witness my hand at office this 27th day of February, 2009.

Commission expires: 11.28.09

Notary Public

File Number: 290100733

RETURN TO:
Cumberland Title
13026 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.

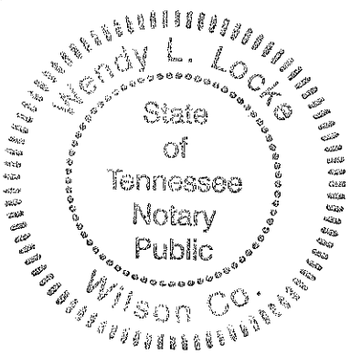
Attorney or Custodian

Cumberland Title

STATE OF TENNESSEE

COUNTY OF Wilson

Personally appeared before me, Wendy Locke, 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.

(SEAL) 

Notary Public

My Commission Expires: 6-27-2011

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