File No. 290201134

WARRANTY DEED

Kimmie Perry
State of Tennessee Notary Public
Wilson Co.

STATE OF TN
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $218,900.00

Stephanie J Will
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF MARCH, 2009.

Kimmie Perry
Notary Public

MY COMMISSION EXPIRES: 6/15/12
(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: 04/06/09 10:08 3 pgs
Fees:18.00 Taxes:809.93
20090406-0031042

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffrey A. Will	Countrywide Bank, FSB	098-09-0A-096.00
(NAME)	(NAME)	
417 Breeze Point	801 Cresent Centre Drive, Suite 510	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Franklin, TN 37067	
(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, Martin T. Meador and wife, Traci L. Meador, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Jeffrey A. Will and Stephanie J. Will, 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:

BEING Lot No. 179 on the Plan of PHASE THREE-A, LAKESHORE, as shown by plat of record in Plat Book 7900, Page 516 and as corrected in Book 8926, Page 217, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Martin T. Meador and wife, Traci L. Meador by Deed dated October 29, 1993, from Frank Batson Homes, Inc., and filed of record on November 2, 1993, in Book 9135, Page 449, Register's Office for said County.

Subject to all matters as set forth on the plat of record in Plat Book 7900, Page 516, Register's Office of said County.

Surveyor's Certificate of Correction as shown of record in Book 8926, Page 217, Register's Office for said County.

Subject to all matters as set forth Boundary of record in Book 6900, Page 683, Register's Office of said County.

Charter of Lake Shore Homeowner's Association as shown of record in Book 7892, Page 464 and Book 8709, Page 424, Register's Office for said County.

QuitClaim to Lake Shore Homeowner's Association as shown of record in Book 9984, Page 652 and Book 10447, Page 932, Register's Office for said County.

Restrictive Covenants of record in Book 7572, Page 669, 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 417 Breeze Point, 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), 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 31st day of March, 2009.

Martin T. Meador

Traci L. Meador

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 Martin T. Meador and wife, Traci L. Meador 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 31st day of March, 2009.

Commission expires: 6/5/12

Notary Public

Kimie Perry
State of Tennessee Notary Public
Wilson Co.

File Number: 290201134

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

Certificate of Authenticity

I, Kimie Perry, 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.

Kimie Perry
Signature

State of Tennessee
County of Wilson

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

Mandy
Notary's Signature

My Commission Expires: 5/14/2011.

Notary's Seal (If on paper)

