File No. 290300709

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $560,000.00

Melissa D. Taylor
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF APRIL, 2009.

Deborah L. Baxter
Notary Public

MY COMMISSION EXPIRES: 5/23/2011
(AFFIX SEAL)

DEBORAH L. BAXTER NOTARY PUBLIC STATE OF TENNESSEE SUMNER CO.

BILL GARRETT, Davidson County
Trans:T20090027825 DEEDWARR
Recvd: 04/28/09 13:54 2 pgs
Fees:13.00 Taxes:2072.00
20090428-0038328

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

PLEASE RETURN TO:
WARRANTY TITLE INS CO.
165 INDIAN LAKE BLVD STE 106
HENDERSONVILLE, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert T. Dunk	Bank of America	Map 064030C01400
(NAME) 705 Turner Court	(NAME) 9000 Southside Blvd., Bldg. 700	
(ADDRESS) Old Hickory, TN 37138	(ADDRESS) Jacksonville, FL 32256	
(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, **Paul H. Coleman and wife, Sarah Denise Coleman**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Robert T. Dunk and wife, Cathy L. Dunk**, 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. 290 on the Plan of PHASE ONE, SECTION 2, REVISED PLAT OF BRANDYWINE POINTE (A PLANNED UNIT DEVELOPMENT), as shown by plat of record in Plat Book 7900, Page 172, 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 Paul H. Coleman by QuitClaim Deed dated January 5, 2000, from Phil N. Henderson and filed for record on January 12, 2000, in Instrument No. 20000112-0004206, Register's Office for said County.

Sarah Denise Coleman joins in this conveyance to convey any and all rights she may have in this property.

Subject to all matters as set forth on the plat of record in Plat Book 7900, Page 172, Register's Office of said County.

Subject to all matters as set forth on the boundary plat of record in Book 7900, Page 156, Register's Office of said County.

Ingress/Egress Easement as shown of record in Book 11108, Page 555, Register's Office for said County.

Charter of Brandywine Pointe Dock Community Association, Inc. as shown of record in Book 8637, Page 563, Book 9013, Page 39 and Book 9117, Page 77, Register's Office for said County.

Subject to Homeowner's Association Dues.

Restrictive Covenants & By-Laws of record in Book 8120, Page 188, Book 8671, Page 484, Book 8695, Page 379, Book 9010, Page 627, Book 9145, Page 957, Book 9576, Page 846, Book 9776, Page 427, Book 10447, Page 711, Book 10684, Page 324 and Book 10721, Page 835, 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 705 Turner 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 17th day of April, 2009.

Paul H. Coleman
by: Sarah Denise Coleman
attys. in fact

Paul H. Coleman

Sarah Denise Coleman

Sarah Denise Coleman

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sarah Denise Coleman, with whom I am personally acquainted and show proved himself/herself to be the Attorney in fact of Paul H. Coleman, the bargainor, and who, being authorized to do so, acknowledged he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand at office this 17th day of April, 2009.

Commission expires: 11.28.09

Notary Public

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 Sarah Denise Coleman 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 17th day of April, 2009.

Commission expires: 11.28.09

Notary Public

File Number: 290300709

RETURN TO:

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