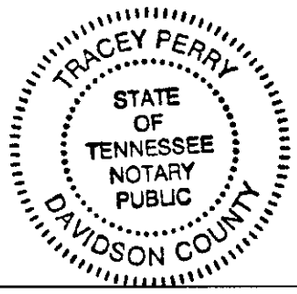
File No. 290400852

WARRANTY DEED



STATE OF Tennessee
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $211,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF APRIL, 2009.

Notary Public

MY COMMISSION EXPIRES: 5-2-11

(AFFIX SEAL)

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

BILL GARRETT, Davidson County
Trans:T20090030743 DEEDWARR
Recvd: 05/08/09 13:12 2 pgs
Fees:13.00 Taxes:782.55
20090508-0042592

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William B. Tucker	NEW OWNER	075-11-0A-123.00
(NAME)	(NAME)	
209 Laffite Cove		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(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, Bradley J. Sherk and spouse, Nicole R. Sherk, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto William B. Tucker, a single man, hereinafter called the grantee(s), HIS heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 111 on the Plan of PHASE FOUR-B, HERITAGE MEADOWS, as shown by plat of record in Instrument No. 20031111-0164698, 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 Bradley J. Sherk and spouse, Nicole R. Sherk by Warranty Deed dated April 25, 2007, from Erich A. Parker and spouse, Andrea Parker and filed for record on April 27, 2007, in Instrument No. 20070427-0050499, Register's Office for said County.

Subject to all matters as set forth on the plat of record in Instrument No. 20031111-0164698, Register's Office of said County.

Sanitary Sewer Easement as shown of record in Book 6838, Page 485 and Book 9803, Page 670, Register's Office for said County.

Storm Water Detention Agreement as shown of record in Instrument No. 20031106-0163196, Register's Office for said County.

Charter of Heritage Meadows Homeowner's Association as shown of record in Book 11114, Page 771, Register's Office for said County.

QuitClaim to Homeowner's Association as shown of record in Instrument No. 20090115-0003847, Register's Office for said County.

Restrictive Covenants of record in Book 10337, Page 102 and Instrument No. 20040419-0044083, 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 209 Laffite Cove, 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), HIS 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), HIS 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 30th day of April, 2009.

Bradley J. Sherk

Nicole R. Sherk

Nicole R. Sherk

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 Bradley J. Sherk and spouse, Nicole R. Sherk 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 30th day of April, 2009.

Commission expires: 11-28-09

Tracey Trumphour

Notary Public

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC WILSON CO. TN

File Number: 290400852

RETURN TO:

Cumberland Title

13026 Lebanon Road, Suite 100

Mt. Juliet, TN 37122