Record & Return to
File No. 20090429 ...e Company
155 Fra... Suite 212
Brentwood, TN 37027

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090064098 DEEDWARR
Recvd: 09/18/09 14:39 2 pgs
Fees:13.00 Taxes:684.50
20090918-0087436

STATE OF TN
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF SEPTEMBER, 2009.

Notary Public

MY COMMISSION EXPIRES: 5.8.2012
(AFFIX SEAL)

MARY JOE HARTZ
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

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
Frank J. Mottola	Bank of America	108120B02000 CO
(NAME)	(NAME)	
3161 Harborwood Drive	801 Crescent Ctr Dr #510	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	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, I, Russell T. Cole and wife Amy T. Clark, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Frank J. Mottola, Jr. and wife, Erin E. Mottola, 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. 40 on the Plan of Harborview, Phase 1-A, Section One, as of record in Plat Book 6900, Page 583 and amended in Book 9096, Page 760, 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 Russell T. Cole by Deed dated October 23, 2003 from Collin R. Askew and wife, Kathryn Askew of record in Instrument No. 20031027-0157938, Register's Office for said County.

Subject to all matters as set forth on the plat of record in Plat Book 6900, Page 583; further amended in Book 9096, Page 760, Register's Office of said County.

Subject to Restrictive Covenants of record in Deed Book 8297, Page 380; Book 8271, Page 863; Book 8263, Page 534; Book 7646, Page 142; Book 7471, Page 26, Register's Office of said County.

Subject to Stormwater Detention Agreement Easement as shown of record in Deed Book 7390, Page 270; Sanitary Sewer and Storm Drainage Easement as shown of record in Book 5856, Page 84 and Book 5856, page 80, Register's Office for said County.

Subject to that Quitclaim Deed to the Homeowner's Association as shown of record in Deed Book 8297, Page 376, Register's Office for said County.

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

Amy T. Clark joins in this conveyance to convey any and all rights she may have in this property.

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 3161 Harborwood Drive, 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 11th day of September, 2009.

Russell T. Cole

Amy T. Clark

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 Russell T. Cole and Amy T. Clark 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 11th day of September, 2009.

Commission expires: 11.28.09

Notary Public

File Number: 290800629

RETURN TO:

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

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON CO.