File No. 291100229

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $151,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF NOVEMBER, 2009.

Notary Public

MY COMMISSION EXPIRES: 11/7/12
(AFFIX SEAL)

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
1604 Westgate Circle, Suite 3
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Diana F. Lamons	Diana F. Lamons	064160E00500CO
(NAME) 220 Windsor Chase Court	(NAME) 220 Windsor Chase Court	
(ADDRESS) Hermitage, TN 37076	(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, **Aaron Bryant McCoy and wife, Kristi Rhea McCoy, and Robert R. McCoy**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Diana F. Lamons, unmarried**, hereinafter called the grantee(s), HER 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 all of Unit 5, in Building 2, as shown on the Plan of Townhomes of Truxton Village, attached as Exhibit A-1 to, and established by the Declaration of Covenants, Conditions and Restrictions filed for record in Inst No. 200610250132473 and amended and restated in Inst No. 200611060137656 and amended in Instrument No. 20071105013490, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in said Declaration, reference to hereby made for a more complete and detailed description.

Being the same property conveyed to Aaron Bryant McCoy and wife, Kristi Rhea McCoy, and Robert R. McCoy by Deed from Phillips Builders, LLC of record in Instrument No. 200705150058269 and re-recorded in Instrument No. 200706070068520, Register's Office for said County.

This conveyance is subject to:

Subject to Sewer Line easements of record in Instrument No. 200012080121300; Stormwater Detention Agreement as shown of record in Instrument No. 200512300156496, Register's Office of said County.

Restrictive Covenants of record in Instrument 200610250132473 and in Instrument 200611060137656 and Instrument No. 200711050130490, Register's Office of said County.

Charter of Homeowner's Association as shown of record in Instrument No. 200610260133179, Register's Office for said County.

Quitclaim Deed to the Homeowner's Association as shown of record in Instrument No. 200611060137657, Register's Office for 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 220 Windsor Chase Court, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20090080138 DEEDWARR
Recvd: 11/25/09 10:59 2 pgs
Fees:13.00 Taxes:558.70

20091125-0108452

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), HER 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), HER 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 20th day of November, 2009.

Robert R. McCoy

Aaron Bryant McCoy

Kristi Rhea McCoy

STATE OF Oklahoma
COUNTY OF Carter

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named **Aaron Bryant McCoy** 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 20th day of November, 2009.
Commission expires: July 21, 2012

Notary Public

GLENDA G. BROWN NOTARY PUBLIC # 08007471 EXP. 7/21/2012 IN AND FOR STATE OF OKLAHOMA CARTER COUNTY

STATE OF Oklahoma
COUNTY OF Carter

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named **Kristi Rhea McCoy** 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 20th day of November, 2009.
Commission expires: July 21, 2012

Notary Public

GLENDA G. BROWN NOTARY PUBLIC # 08007471 EXP. 7/21/2012 IN AND FOR STATE OF OKLAHOMA CARTER COUNTY

STATE OF Oklahoma
COUNTY OF Carter

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named **Robert R. McCoy** 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 20th day of November, 2009.
Commission expires: July 21, 2012

Notary Public

GLENDA G. BROWN NOTARY PUBLIC # 08007471 EXP. 7/21/2012 IN AND FOR STATE OF OKLAHOMA CARTER COUNTY

File Number: 291100229
RETURN TO:
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