File No. 291100206

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090080223 DEEDWARR
Recvd: 11/25/09 13:27 2 pgs
Fees:13.00 Taxes:1376.40
20091125-0108574

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $372,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of November, 2009.

Notary Public

MY COMMISSION EXPIRES: 12-10-2012
(AFFIX SEAL)

LAURIE M. HARRIS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

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
Ramona E. Fox	Same	171080AO6200CO
(NAME)	(NAME)	
104 Cotton Gin Court		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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, **Cerbula E. De La Roca and Maria Theresa De La Roca, husband and wife**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Ramona E. Fox, 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:

BEING Lot No. 62 on the SUBDIVISION PLAT OF COTTONPORT PLANTATION, PHASE III, as shown by plat of record in Plat Book 6900, Page 529, 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 Cerbula E. De La Roca and Maria Theresa De La Roca, husband and wife by Warranty Deed from Carlos Yepez and Lilia Yepez, husband and wife and filed for record in Instrument No. 20030627-0089498, Register's Office for said County.

This conveyance is subject to all matters as set forth on the plat of record in Plat Book 6900, Page 529 and Boundary Plat of record in Plat Book 6900, Page 951, Register's Office of said County.

Storm Water Detention Agreement as shown of record in Book 7350, Page 137, Register's Office for said County.

Charter of Homeowner's Association as shown of record in Book 7621, Page 600 and Book 7981, Page 971, Register's Office for said County.

Subject to Homeowner's Association Dues.

By-Laws as shown of record in Book 10775, Page 37, Register's Office for said County.

Restrictive Covenants of record in Book 7430, Page 784, and as Amended in Book 7565, Page 57, Book 7824, Page 254, Book 7897, Page 578 and Book 8313, Page 932, Register's Office of said County.

Declaration of Covenants, Conditions, Restrictions and By-Laws of record in Book 7637, Page 925 as shown in the 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.

unimproved ☐

This is improved ☒ property, known as 104 Cotton Gin Court, Brentwood, TN 37027

(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), 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. 11/23/09

Cerbula E. De La Roca

Maria Theresa De La Roca

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Cerbula E. De La Roca and Maria Theresa De La Roca 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. 11/23/09

Commission expires: June 20, 2011

Notary Public

MICHELLE LEE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File Number: 291100206

RETURN TO:

Cumberland Title
1604 Westgate Circle, Suite 3
Brentwood, TN 37027