File No. 210010137

WARRANTY DEED

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

STATE OF TN
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $314,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF JANUARY, 2010.

Notary Public

MY COMMISSION EXPIRES: 9.2.2013

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Cumberland Title
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 02/04/10 08:07 3 pgs
Fees:18.00 Taxes:1165.13
20100204-0008795

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael H. Terry	Wells Fargo Bank, N. A.	098130C083000CO
(NAME) 1617 Sarahs Cove	(NAME) 2701 Wells Fargo Way	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Minneapolis, MN 55408	
(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, Clifford A. Rockstead and Suzanne E. Rockstead, Husband and Wife, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Michael H. Terry and Barbara M. Terry, Husband and Wife, 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. 73 on the Plan of Revision One, Phase Three The Meadows of Seven Points, as of record in Instrument No. 200210220129513, 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 Clifford A. Rockstead and Suzanne E. Rockstead by Deed dated August 4, 2003 from Frank Batson Homes, Inc. of record in Instrument No. 20030806-0111737, Register's Office for said County.

Subject to all matters as set forth on the plat of record in Instrument No. 200210220129513, Register's Office of said County.

Stormwater Detention Agreement as shown of record in Deed Book 11681, Page 411, Register's Office for said County.

Charter of Homeowner's Association as shown of record in Instrument No. 200003220028986, Register's Office for said County.

By-Laws as shown of record in Deed Book 11670, Page 822, 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 1617 Sarahs 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), 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 28th day of January, 2010.

Clifford A. Rockstead

Suzanne E. Rockstead

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 Clifford A. Rockstead and Suzanne E. Rockstead 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 28th day of January, 2010.

Commission expires: 6-5-12

Notary Public

KIMIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

File Number: 210010137

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

Certificate of Authenticity

I, Tracey Trumphour, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Tracey Trumphour

State of Tennessee
County of Wilson

Personally appeared before me, Kimie Perry, a notary public for this county and state, Tracey Trumphour who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My commission expires:
6-5-12

Kimie Perry, Notary Public

