File No. 210030450

WARRANTY DEED

Realty Title and Escrow Co., Inc.
808 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $129,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF APRIL, 2010.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

KATHLEEN A. TOMLINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires January 17, 2012

BILL GARRETT, Davidson County
Trans:T20100025265 DEEDWARR
Recvd: 04/28/10 10:34 2 pgs
Fees:13.00 Taxes:480.63
20100428-0032128

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
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
John M. Herod	Wilson Bank & Trust	MAP 08607010500
(NAME) 1260 Jacksons Hill Road	(NAME) 1436 West Main Street	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Lebanon, TN 37087	
(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, Mildred Cobb, unmarried**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **John M. Herod and wife, Sherri K. Herod**, 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. 88 on the Plan of Jackson's Retreat, Phase II, a Planned Unit Development, as of record in Plat Book 5200, Page 673, 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 Heyward Cobb and wife, Mildred Cobb by Deed dated July 30, 2001 from Michael P. Avella and wife, Robyn G. Avella of record in Instrument No. 20010806-0083494, Register's Office for said County. The said Heyward Cobb having since died on September 8, 2005 leaving Mildred Cobb as surviving spouse and sole owner.

Subject to all matters as set forth on the plat of record in Plat Book 5200, Page 673, Register's Office of said County.

Restrictive Covenants of record in Deed Book 5741, Page 360 and Book 6176, Page 939, Register's Office of said County.

Charter of Homeowner's Association as shown of record in Book 5745, Page 283, Register's Office for said County.

By-Laws as shown of record in Deed Book 5745, Page 294, 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 1260 Jacksons Hill Road, 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 27th day of April, 2010.

Mildred Cobb

Mildred Cobb

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 Mildred Cobb 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 27th day of April, 2010.

Commission expires: 9.2.2013

Notary Public

File Number: 210030450

RETURN TO:

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

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON