BILL GARRETT, Davidson County
Trans:T20100033291 DEEDWARR
Recvd: 06/02/10 13:27 2 pgs
Fees:13.00 Taxes:621.23
20100602-0042445

WARRANTY DEED

Return TO:
Foundation Title
30 Burton Hills Blvd
#175
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $167,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 26th day of **May, 2010**

Notary Public

MY COMMISSION EXPIRES: 9-15-10

(AFFIX SEAL)

MELISSA J. BUTCHKO-TURECKI
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Comm. Expires September 15, 2010

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 30 Burton Hills Blvd, Suite 175, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ian P. Herlein and Jennifer K. Herlein	Franklin Synergy Bank	149-20-16.00
(NAME)	(NAME)	
2112 Aileen Drive	3301 Aspen Grove	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	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 Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Richard Cefalo, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Ian P. Herlein and Jennifer K. Herlein, husband and wife**, hereinafter called the Grantees, 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. 24 on the Plan of Cottage Hill, Section 1, of record in Plat Book 4860, page 83, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Richard Cefalo by Warranty Deed from Jeffrey Mark deGraauw and wife, Laura Lee deGraauw, dated June 29, 2001 and recorded in Instrument No. 20010706-0072545, Register's Office for Davidson County, Tennessee

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2112 Aileen Drive, Antioch, TN 37013

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has 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 Grantees, 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 our hands this **28th** day of **May, 2010**

Richard Cefalo

Richard Cefalo

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, **Richard Cefalo,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **28th** day of **May, 2010.**

Notary Public

My commission expires: 9-15-10

MELISSA J. BUTCHKO-TURECKI
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Comm. Expires September 15, 2010