File No. 210050388

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/04/10 11:38 3 pgs
Fees:18.00 Taxes:254.19
20100804-0061322

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $68,700.00

Nermin Sali
Affiant

KIMIE PERRY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JULY, 2010.

Kimie Perry
Notary Public—Kimie Perry

MY COMMISSION EXPIRES: 6-5-12
(AFFIX SEAL)

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
Nermin Sali	F & M Bank	043020A12600
(NAME) 126 Cedarwood Lane	(NAME) 50 Franklin Street	
(ADDRESS) Madison, TN 37115	(ADDRESS) Clarksville, TN 37040	
(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, Dorothy Dalton-McMahon, Trustee of The McMahon Family Revocable Living Trust, Dated 3/17/03, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Nermin Sali, unmarried hereinafter called the grantee(s), His 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. 126, Building G, Phase Two on the Site Plan of Cedarwood Courtyard Homes, a Planned Unit Development, as of record in Plat Book 5200, Page 60 and clarified in Book 5497, Page 800, 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 The McMahon Family Revocable Living Trust, Dated March 17, 2003, James A. McMahon and Dorothy Dalton-McMahon, Trustors and Dorothy Dalton-McMahon and James A. McMahon, Trustees by Quitclaim Deed dated April 21, 2003 from James A. McMahon and Dorothy Dalton-McMahon of record in Instrument No. 200308130116206, Register's Office for said County.

This conveyance is subject to: (1) Taxes for the year 2010 and subsequent years, a lien, not yet due and payable; (2) all matters as set forth on the plat of record in Plat Book 5200, Page 60 and Clarification of Plat in Book 5497, Page 800; (3) Easement for Dedication for Sanitary Sewers/Storm Drainage as shown of record in Deed Book 4845, Page 36; (4) Restrictive Covenants of record in Deed Book 5495, Page 661; amended in Book 5669, Page 132; Book 6707, Page 216; Book 9010, Page 503; Book 9010, Page 505; Instrument No. 200708020092060; (5) Charter as shown of record in Book 5307, Page 226; (6) Quitclaim Deed to the Homeowner's Association as shown of record in Book 5497, Page 595 and Book 5684, Page 678; (7) By-Laws as shown of record in Deed Book 5307, Page 231; amended in Instrument No. 200708020092059, 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 126 Cedarwood Lane, Madison, TN 37115
(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), His 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), His 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 hand this 30th day of July, 2010.

The McMahon Family Revocable Living Trust dated March 17, 2003

By: Dorothy Dalton-McMahon Trustee
Dorothy Dalton McMahon, Trustee

Attest:

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Dorothy Dalton-McMahon with whom I am personally acquainted and who proved herself to be the Trustee of The McMahon Family Revocable Living Trust, Dated March 17, 2003, the bargainor, and who, being authorized to do so, acknowledged she executed the foregoing instrument for the purposes therein contained.

Witness my hand at office this 30th day of July, 2010.

Commission expires: 6-5-12

Notary Public

KIMIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

File Number: 210050388

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 a licensed attorney and/or 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.

Attorney or Custodian

Cumberland Title

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, Morgan Sulcer, 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.



Notary Public

My Commission Expires: September 2, 2013