File No. 210080280

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100060508 DEEDWARR
Recvd: 09/27/10 08:39 2 pgs
Fees:13.00 Taxes:1202.50
20100927-0076448

STATE OF TN
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF SEPTEMBER, 2010.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires 01/09/2012

(AFFIX SEAL)

RYAN HUNTER ALSUP STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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
Mark E. Sebastian	Superior Bank	098130C186.00
(NAME)	(NAME)	
517 Pauls Trail	17 N. 20th Street	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Birmingham, AL 35203	
(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, David V. Salter and Brian L. Cook, both unmarried, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Mark E. Sebastian, 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:

BEING Lot No. 179 on the FINAL PLAT, PHASE 5, SECTION 1, THE MEADOWS OF SEVEN POINTS, as shown by plat of record in Instrument No. 20060522-0059944, 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 David V. Salter and Brian L. Cook, both unmarried by Warranty Deed dated December 20, 2006, from Frank Batson Homes, Inc. and filed for record on December 22, 2006, in Instrument No. 20061222-0158578, Register's Office for said County.

Subject to all matters as set forth on the plat of record in Instrument No. 20060522-0059944, Register's Office of said County.

Easements as shown of record in Book 11738, Page 776, Instrument No. 20060918-0114906, Instrument No. 20060918-0114950, Instrument No. 20060918-0115005 and Instrument No. 20060918-0115047, Register's Office for said County.

Charter of Homeowner's Association as shown of record in Instrument No. 20000322-0028986, Register's Office for said County.

Restrictive Covenants of record in Book 11670, Pages 822 & 837, 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, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 517 Pauls Trail, 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), 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/our hands this 15th day of September, 2010.

David V. Salter.

Brian L. Cook

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 David V. Salter and Brian L. Cook, both unmarried 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 15th day of September, 2010.

Commission expires: 9.2.2013

Notary Public

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

File Number: 210080280

RETURN TO:

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