File No. 210100018

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 19TH DAY OF OCTOBER, 2010.

Notary Public

MY COMMISSION EXPIRES: 9.2.2013

(AFFIX SEAL)

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

BILL GARRETT, Davidson County
Trans:T20100066762 DEEDWARR
Recvd: 10/21/10 10:33 2 pgs
Fees:13.00 Taxes:703.00
20101021-0084326

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
Brent Edward Germain	Wilson Bank & Trust	Map 075110A12500
(NAME) 204 Laffite Cove	(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, **WE, John Gregory Long and wife, Stacey Long,** hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Brent Edward Germain and wife, Anna R. Kauffmann, 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. 109, on the plan of Phase Four-B Heritage Meadows, of record in Instrument No. 20031111-0164698, Register's Office for 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 JOHN GREGORY LONG by Deed from FRANK BATSON HOMES INC., dated 05/21/2004 and filed for record on 06/02/2004 in Instrument No. 20040602-0064583, Register's Office for DAVIDSON County, Tennessee.

Stacey Long joins in this conveyance to convey any and all rights she may have in this property.

All matters as set forth per Plat Book 9700, Page 88, Instrument No. 20031111-0164698, said Register's Office.

Declaration of Covenants, Conditions, Restrictions and By-laws of record in Book 10337, Page 102, as amended in Instrument No. 20040419-0044083, said Register's Office.

Easement of record in Book 6838, Page 485, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 9803, Page 670, said Register's Office.

Storm water Detention Agreement of record in Instrument No. 20031106-0163196, said Register's Office.

Charter of Homeowner's Association as shown of record in Book 11114, Page 771, Register's Office for said County.

Quitclaim Deed to The Homeowner's Association as shown of record in Instrument No. 20090115-0003847, said Register's Office.

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 204 Laffite 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 19th day of October, 2010.

John Gregory Long

Stacey Long

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 John Gregory Long and Stacey Long 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 19th day of October, 2010.

Commission expires: **September 2, 2013**

Tracey Trumphour Notary Public

File Number: 210100018

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

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON