File No. 210110228

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/21/10 11:31 3 pgs
Fees:18.00 Taxes:758.50
20101221-0101369

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF DECEMBER, 2010.

Notary Public

MY COMMISSION EXPIRES: June 20, 2011
(AFFIX SEAL)

MICHELLE LEE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
Sidwell, Barrett, & Welch, PC
1604 Westgate Circle, Suite 3
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ryan L. McDearmon	Coldwell Banker Mortgage	126150A26100
(NAME) 7217 Explorer Trail	(NAME) 1 Mortgage Way	
(ADDRESS) Nashville, TN 37221	(ADDRESS) Mount Laurel, NJ 08054	
(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, Elva Maria LaFaye**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Ryan L. McDearmon and Kristen E. McDearmon, husband and wife,** 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:

BEING Lot No. 47 on the Plan of SECTION SIX, BOONE TRACE AT BILTMORE, as shown by plat of record in Instrument No. 20010607-0060003, 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 Elva Maria LaFaye, by Warranty Deed dated May 15, 2006, from Keith Davis and wife, Sharon Davis and filed for record on May 18, 2006, in Instrument No. 20060518-0058608, Register's Office for said County.

This conveyance is subject to:

All matters as set forth on the plat of record in Instrument No. 20010607-0060003, Register's Office for Davidson County, Tennessee.

All matters as set forth on the boundary plat of record in Book 6900, Page 470, Register's Office for Davidson County, Tennessee.

Charter of Homeowner's Association as shown of record in Book 9607, Page 534, Register's Office for Davidson County, Tennessee.

QuitClaim to Homeowner's Association as shown of record in Instrument No. 20011119-0126831, Register's Office for Davidson County, Tennessee.

Subject to Homeowner's Association Dues.

Restrictive Covenants of record in Book 7265, Page 657, Book 9342, Page 312 and Amendments in Book 9735, Page 931, Book 10032, Page 813, Book 10306, Page 817, Instrument No. 20010717-0075902 and Instrument No. 20011119-0126832, Register's Office for Davidson County, Tennessee.

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 7217 Explorer Trail, Nashville, TN 37221
(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 hands this 10th day of December, 2010.

Elva Maria LaFaye

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Elva Maria LaFaye, 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. 10th day of December, 2010.

Commission expires: June 20, 2011

Notary Public

MICHELLE LEE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File Number: 210110228

RETURN TO:
Stewart Title Company
1604 Westgate Circle, Suite 3
Brentwood, TN 37027

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, do hereby make oath that I am 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.

Custodian

Cumberland Title

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Michelle Lee Reynolds, a notary public for this county and state, Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL)



Notary Public

My Commission Expires: June 20, 2011

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