BILL GARRETT, Davidson County
Trans:T20110012150 DEEDWARR
Recvd: 03/01/11 08:44 2 pgs
Fees:13.00 Taxes:839.90
20110301-0016224

WARRANTY DEED

LISA G HODGES NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

BOX 50-3
RETURN TO:
PREPARED BY:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE 115
BRENTWOOD, TN 37027

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $227,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of February, 2011.

Notary Public

MY COMMISSION EXPIRES: February 26, 2012

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 100 Bluegrass Commons, Suite 2180, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Keri Gero	Pinnacle National Bank	098-09-0A-049.00
(NAME)	(NAME)	
504 Schooner Cove	150 3rd Ave. So. Ste. 900	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Nashville, TN 37201	
(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, **Timothy Tran and Patricia Ann Phuong Nguyen**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Keri Gero, an unmarried woman and Keith Thoma, an unmarried man** as joint tenants with **rights of survival, hereinafter called the GRANTEE(S), their heirs and/or 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 all of Lot No. 136, on the Plan of Lakeshore, as shown by plat appearing of record in Plat Book 7900, Page 677, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Timothy Tran and Patricia Ann Phuong Nguyen by Quit Claim Deed dated July 31, 2001, from Timothy Tran of record in Instrument No. 20010813-0086997, Register's Office for said County.

And previously being the same property conveyed to Timothy Tran by Warranty Deed dated July 31, 2001, from John W. Pile and Jennifer A. Barrett-Pile of record in Instrument No. 20010802-0082055, Register's Office for said County.

THIS CONVEYANCE IS BEING MADE SUBJECT TO THE FOLLOWING EXCEPTIONS:

Taxes for the year 2011, and subsequent years, a lien not yet due and payable. TAX ID# 098-09-0A-049.00

Subject to all matters as set forth on the plat of record in Plat Book 7900, Page 677, Register's Office of said County.
All matters as set forth on the boundary plat of record in Book 6900, Page 683, Register's Office for County, .

Restrictive Covenants of record in Book 7572, Page 669, Register's Office of said County.
Charter of the Homeowner's Association of record in Book 7892, Page 464 and Book 8709, Page 424, Register's Office for County, .

Quit Claim Deed to Homeowner's Association as shown of record in Book 10447, Page 932, 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 504 Schooner 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/or 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/or 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 25th day of February, 2011.

Timothy Tran

Patricia Ann Phuong Nguyen

State of Tennessee
County of Sumner

Personally appeared before me Timothy Tran and Patricia Ann Phuong Nguyen, with whom I am personally acquainted, and who acknowledged that he/she/they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 25th day of February, 2011.

Notary Public Lisa Hodges
My Commission Expires: February 28, 2012

LISA G HODGES
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
100 Bluegrass Commons
Suite 2180
Hendersonville, TN 37075