WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120014773 DEEDWARR
Recvd: 02/29/12 13:06 2 pgs
Fees:13.00 Taxes:499.50
20120229-0017573

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00

Brian Walter
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF FEBRUARY, 2012.

Notary Public

MY COMMISSION EXPIRES: 10-28-2015
(AFFIX SEAL)

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Closing & Title Services, Inc. 532 Wedgewood Parkway, Goodlettsville, TN 37072-2027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
BRIAN WALTER	SAME	MAP 54-14 A PAR 20.00CO
	(NAME)	
34825 CAPSTAN LANE		
	(ADDRESS)	
LEWES, DE 19958		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **JOHN B. COLE**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRIAN WALTER AND WIFE, DIANE WALTER**, HEREINAFTER CALLED THE GRANTEES, 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. 20 on the Plan of Brandywine Harbor of record in Book 11700, page 38, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to JOHN B. COLE by deed of record in Instrument No. 20050105-0002001, Register's Office for Davidson County, Tennessee.

INCLUDED in this conveyance are all those certain rights in and to Slip No. 18 of the Community Boat Dock provided for in the Declaration of Covenants, Conditions, and Restrictions for Brandywine Harbor of record in Book 11704, page 356, Register's Office for Davidson County, Tennessee, and in the Superseding and Corrected First Amendment to Declaration of Covenants, Conditions and Restrictions for Brandywine Harbor of record in Instrument No. 20070119-0007855, Register's Office for Davidson County, Tennessee.

This is not the principal residence of the Grantor.

The 2012 Davidson County Real Property Taxes have been prorated and the Grantees herein will be responsible for payment when due.

This conveyance is subject to: Davidson County Real Property Taxes; all applicable zoning ordinances; the Declaration of Covenants, Conditions, and Restrictions for Brandywine Harbor of record in Book 11704, page 356, said Register's Office; the Superseding and Corrected First Amendment to Declaration of Covenants, Conditions and Restrictions for Brandywine Harbor of record in Instrument No. 20070119-0007855, said Register's Office; Amendment to the Declaration of Covenants, Conditions, and Restrictions for Brandywine Harbor of record in Instrument No. 20070824-0101934, said Register's Office; All matters shown on the Plan of record in Plat Book 11700, page 38, said Register's Office; and the repurchase option by Developer as contained in Declaration of Covenants, Conditions, and Restrictions for Brandywine Harbor of record in Book 11704, page 356, said Register's Office.

This is unimproved property, known as 10 HARBOR COVE DRIVE, OLD HICKORY, TN 37138
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand(s) this 28th day of February, 2012.

JOHN B. COLE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, JOHN B. COLE, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this.

NOTARY PUBLIC

My commission expires:
10-28-2015

