WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120064347 DEEDWARR
Recvd: 08/28/12 12:02 2 pgs
Fees:13.00 Taxes:514.30
20120828-0077519

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of August, 2012.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DAVID R.A. HUETGER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 07-21-2013

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Sharyn Lauryl Cohen	Peoples Home Equity	064160C06800CO
(NAME)	(NAME)	
816 Bexhill Court N	214 Centerview Dr # 250	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Brentwood, TN 37027	
(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, **Greg A. Cain and Wife, Kimberly D. Cain**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Sharyn Lauryl Cohen, an unmarried woman**, 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 Lot No. 75 on the Plan of Wembley Downs, Section Three, of record in Plat Book 8250, page 108, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to Greg A. Cain and wife, Kimberly D. Cain by Deed from Kittina B. Capps now known as Kittina Noel, dated 04/18/2003 and filed for record on 04/25/2003 in Instrument 200304250055902, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 8250, Page 6, Plat Book 8250, Page 108, said Register's Office.

Restrictions of record in Book 8304, Page 623, said Register's Office. Said restrictions were amended in Book 8447, Page 633 and Book 8646, Page 529, said Register's Office.

By-Laws were amended of record in Book 9522, Page 349, said Register's Office.

Storm Water Detention Agreement of record in Book 6369, Page 333, said Register's Office.

Charter of record in Book 8404, Page 718, said Register's Office.

This conveyance is subject to any and all existing easements and restrictions of record.

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 816 Bexhill Court N, 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 27th day of August, 2012.

Greg A. Cain

Kimberly D. Cain

State of Tennessee
County of Wilson

Personally appeared before me Greg A. Cain and Kimberly D. Cain, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 27th day of August, 2012.

Notary Public Escrow Officer
My Commission Expires: 9.2.2013

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON