

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 27th DAY OF DECEMBER, 2013.

Notary Public

MY COMMISSION EXPIRES: MAY 5, 2015

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
LEONARD J. VICK, ET UX	Endeavor America Loan Services	075-11-0A-125.00 CO
(NAME)	(NAME)	
204 LAFFITE COVE	Endeavor America Loan Services	
(ADDRESS)	(ADDRESS)	
HERMITAGE, TN 37076	135 Maxess Rd, Melville NY 11747	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20140001189 DEEDWARR
Recvd: 01/07/14 09:44 2 pgs
Fees:13.00 Taxes:777.00

20140107-0001554

WARRANTY DEED

FOR AND IN 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, **WE, BRENT EDWARD GERMAIN AND WIFE, ANNA R. KAUFFMANN,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **LEONARD J. VICK AND WIFE, VALENTINA S. VICK,** 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. 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 plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Brent Edward Germain and wife, Anna R. Kauffmann, from John Gregory Long and wife, Stacey Long, by deed dated October 19, 2010 of record in Instrument No. 20101021-0084326, said Register's Office.

See Limited Power of Attorney for Brent Edward Germain of record as Instrument No. 20140107-0001552, said Register's Office. See Limited Power of Attorney for Anna R. Kauffmann of record as Instrument No. 20140107-0001553, said Register's Office.

This conveyance is subject to all matters as set forth in Plat Book 9700, page 88, Instrument No. 20031111-0164698: Declaration of Covenants, Conditions, Restrictions and By-laws of record in Book 10337, Page 102, as amended in Instrument No. 20040419-0044083; Easement to the First Suburban Water Utility District of Davidson County, Tennessee (Cumberland Utility District) of record in Book 6838, page 485; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 9803, page 670; Storm Water Detention Agreement of record in Instrument No. 20031106-0163196; Charter of Homeowner's Association as shown of record in Book 11114, page 771; Quitclaim Deed to the Homeowner's Association as shown of record in Instrument No. 20090115-0003847, said Register's Office, and any and all other easements, restrictions, and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved(X) 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 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 our hands this 27th day of December, 2013.

Brent Edward Germain by Brandon Rumbley, Atty-in-Fact

BRENT EDWARD GERMAIN
By: Brandon Rumbley, Attorney-in-Fact for Brent Edward Germain

Anna R. Kauffmann by Brandon Rumbley, Atty-in-Fact

ANNA R. KAUFFMANN
By: Brandon Rumbley, Attorney in Fact for Anna R. Kauffmann

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27th day of December, 2013, before me personally appeared Brandon Rumbley, Attorney-in-Fact for Brent Edward Germain, to me known, (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of Brent Edward Germain, and who acknowledged that he executed the same as the free act and deed of Brent Edward Germain.

Witness my hand and official seal at office this 27th day of December, 2013.

My commission expires: **May 5, 2015**

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Deborah J. Cohen
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27th day of December, 2013, before me personally appeared Brandon Rumbley, Attorney-in-Fact for Anna R. Kauffmann, to me known, (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of Anna R. Kauffmann, and who acknowledged that he executed the same as the free act and deed of Anna R. Kauffmann.

Witness my hand and official seal at office this 27th day of December, 2013.

My commission expires: **May 5, 2015**

Deborah J. Cohen
Notary Public

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON