BILL GARRETT, Davidson County
Trans:T20160034882 DEEDWARR
Recvd: 04/28/16 08:48 2 pgs
Fees:13.00 Taxes:1017.13
20160428-0041270

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Andy Colbert
233 Windmill Trail
Hermitage, TN 37076

MORTGAGEE
Pinnacle Bank
150 3rd Avenue South, Ste. 900
Nashville, TN 37201

SEND TAX BILLS
OWNER

MAP-PARCEL:
MAP 086-12-0A
PARCEL 051.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Eastland Construction, Inc.,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Andy Colbert and wife, Kathryn Colbert,** 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. 34 on the plan of Tulip Grove Pointe, Section Three, as of record in Instrument No. 20140328-0025675, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Eastland Construction, Inc., a Tennessee corporation by deed from Universal Builders, LLC, a Tennessee limited liability company, dated July 17, 2014, of record in Instrument No. 20140723-0065581, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including Declaration of Covenants, Conditions and Restrictions record in Instrument No. 20060627-0076734, Amended and Restated Covenants and By Laws of record in Instrument No. 20110831-0067559; First Amendment (To Annex Section Three) of record in Instrument No. 20140213-0012929 and Second Amendment of record in Instrument No. 20150928-0098458; Signage Easement of record in Instrument No. 20070420-0047318; easements, covenants conditions and all matters and notes as shown on the plan of record in Instrument No. 20140328-0025675, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantees.

This is improved property known as: **233 Windmill Trail Hermitage, TN 37076.**

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 22nd day of April, 2016.

Eastland Construction, Inc.
By: Bobby Eastland, Jr., President

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Bobby Eastland, Jr. as President, respectively, of Eastland Construction, Inc., 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 and who further acknowledged that Bobby Eastland, Jr. is the President of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at Mt. Juliet, TN this the 22nd day of April, 2016.

Tina D. Brown
NOTARY PUBLIC

TINA D. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 12-10-2017

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $274,900.00.

AFFIANT

Subscribed and sworn to before me this 22nd day of April, 2016.

Tara Jones
NOTARY PUBLIC

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: MY COMMISSION EXPIRES SEPTEMBER 10, 2018