BILL GARRETT, Davidson County
Trans: T20170029057 DEEDWARR
Recvd: 04/06/17 10:26 2 pgs
Fees: 13.00 Taxes: 1387.50
20170406-0033733

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $375,000.00.

Affiant

Subscribed and sworn to before me, this 31st day of March, 2017.

Notary Public

My commission expires:

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Deborah A. Cherry	new owner	**098-13-0C-030.00-CO**
808 Seven Points Cove		
Hermitage, TN 37076		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Thomas Gaudreau and wife, and Renee Lopez

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Deborah A. Cherry, an unmarried woman

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in County, Tennessee, described as follows, to-wit:

BIENG Lot No. 147 on the Plan of Phase One, The Meadows of Seven Points, of record in Plat Book 11700, Page(s) 18 - 20, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Thomas Gaudreau and wife, Renee Lopez by Warranty Deed from Robert M. Sweeney and wife, Kimberly A. Sweeney, of record in Instrument No. 20040928-0116613, Register's Office for Davidson County, Tennessee, dated September 24, 2004 and recorded on September 28, 2004.

This is improved property known as **808 Seven Points Cove, Hermitage, TN 37076.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, Plan of Phase One, The Meadows of Seven Points, of record in Plat Book 11700, Page(s) 18 - 20, of record in the Register's Office for County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 31st day of March, 2017.

Thomas Gaudreau by Renee Lopez Attorney in fact
Thomas Gaudreau by Renee Lopez
Attorney in fact

Renee Lopez

STATE OF TENNESSEE
County of Wilson

Before me, the undersigned Notary Public personally appeared **Renee Lopez** who is known to me or proved to me on the basis of satisfactory evidence, and who executed the forgoing instrument for the purpose therein contained and who further acknowledged that she is the Attorney-in-Fact for **Thomas Gaudreau** and being authorized to do so, did execute this instrument on his behalf by virtue of power of attorney.
Witness my hand and official seal this 31 day of March, 2017.

Notary Public

My Commission Expires: 5.20.19

JESSICA GRAHAM STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires 05-20-2019

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Renee Lopez , the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above. Witness my hand and official seal this 31st day of March, 2017.

Notary Public

My Commission Expires: 5.20.19

JESSICA GRAHAM STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires 05-20-2019