BOOK 11372 PG. 43

WARRANTY DEED

EFBT-99-333

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 145,130.00

Wendy Causey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF February 19 99

Lura K. Perry
Notary Public

MY COMMISSION EXPIRES: 5-21-00
(AFFIX SEAL)

LURA K. PERRY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

1310 Memorial Blvd., Springfield, TN 37172
111 W. College Street, Murfreesboro, TN 37130
100 Hazel Path, Suite A, Hendersonville, TN 37075

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY
4733 Andrew Jackson Pkwy, P.O. Box 1, Hermitage, TN 37076
1187 Vultee Boulevard, Nashville, TN 37217

557 Sam Ridley Pkwy. W, Suite A, Smyrna, TN 37167
155 Franklin Rd., Suite 150, Brentwood, TN 37027
1885-C Ft. Campbell Boulevard, Clarksville, TN 37042

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Betty J. Pemberton	First Bank & Trust	P/O MAP 85
(NAME)	(NAME)	
104 Rivers Edge Court	1691 North Mount Juliet Road	GROUP 12-0-A
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37214	Mt. Juliet, TN 37122	PARCEL 3
(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, WE, Fox Ridge Homes, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Betty J. Pemberton and Joe D. Harper, Both married

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:

Being Lot No. 5 on the Plan of Rivers Edge, Section Two, Jackson Downs Phase Two, as of record in Plat Book 9700, Page 414, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Fox Ridge, Inc. by deed from Southeastern Building Corporation of record in Deed Book 11104, page 908, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Deed Book 9820, page 334 and Book 11098, page 1 and Book 11098, page 21, Register's Office for said County.

This conveyance is subject to Sanitary Sewer Easement of record in Book 4819, page 860 and Plan of Record in Book 7900, page 556 and a Drainage Easement of record in Book 9857, page 77, Register's Office for said County.

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

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

99 MAR -5 PM 5:23
BILL GARRETT, REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
05575526

unimproved ( )
This is improved (X) property, known as 104 Rivers Edge Court, Nashville, Tennessee 37214
(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 this 25th day of February, 19 99

Fox Ridge Homes, Inc.
By: Deborah L Bugbee

STATE OF TENNESSEE
COUNTY OF

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,Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____day of _____19_____ .

Commission expires _____ _____

Notary Public

_____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Deborah P. Buford and herself with whom I am personally acquainted and who upon her oath(s) acknowledged himself to be the Vice President and _____ respectively of the Fox Ridge Homes, Inc. the within named bargainor, and corporation, and that She as such Vice President and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Deborah P. Buford as such V.P., and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Hermitage, Tennessee 37076 on this the 25th day of February 19 99 .

My commission expires 5-21-00 Lura K. Perry

Notary Public

LURA K. PERRY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

4824 03/05 0101 03CHECK 547.98

RETURN TO:
CUMBERLAND TITLE COMPANY

- ☐ 100 Hazel Path, Suite A, Hendersonville, Tennessee 37075
- ☐ 1187 Vultee Boulevard, Nashville, Tennessee 37217
- ☐ 1310 Memorial Boulevard, Springfield, Tennessee 37172
- ☐ 1885-C Ft. Campbell Boulevard, Clarksville, Tennessee 37042
- ☐ 111 W. College Street, Murfreesboro, Tennessee 37130
- ☒ 4733 Andrew Jackson Pkwy. #1-C, Hermitage, Tennessee 37076
- ☐ 557 Sam Ridley Pkwy W., Suite A, Smyrna, Tennessee 37167
- ☐ 155 Franklin Road, Suite 150, Brentwood, Tennessee 37027

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0557526
IDENTIF. ↑ REFERENCE

99 MAR -5 PM 5:23

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT
145130.00
CON TX 536.98
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 547.98
CHECK 547.98

03/05/99 01 17:22 0001 4824

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1433991