# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 174,585.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF October, 1999

Notary Public

My Commission Expires: 2-11-02
(AFFIX SEAL)

ANDREW M. MALONEY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

**THIS INSTRUMENT WAS PREPARED BY**
**SETTLEMENT SERVICES OF TENNESSEE, LLC, 121 FIRST AVE. SUITE 210, FRANKLIN, TENNESSEE 37064 (615) 591-1156**

| Address of New Owners As Follows: | Send Tax Bills To: | Map Parcel No. |
|---|---|---|
| Janice Noland, married<br>4833 Peninsula Point Drive<br>Hermitage, TN 37076 | GreenPoint Mortgage Corp.<br>P.O. Box 37168<br>Charlotte, NC 28237-7168 | Map 97-16-A<br>Parcel 90 |

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 consideration, the receipt of which is hereby acknowledged, We, **FOX RIDGE HOMES, INC.,** hereinafter called Grantor have bargained and sold, and by these presents do transfer and convey unto **JANICE NOLAND, MARRIED**, hereinafter called Grantee, 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. 21 on the plan of Phase Three, Section Two of The Peninsula, a Planned Residential Development, of record in Book 9700, page 841, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to Fox Ridge Homes, Inc., by special warranty deed from The Peninsula, of record in Book 11551, Page 421, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

Taxes for the year 1999 and subsequent, a lien which are now due and payable.

Subject to all matters as shown on the Plan of record in Book 9700, page 841, Register's Office for Davidson County, Tennessee.

Restrictive Covenants contained in an instrument of record in Book 9564, page 693; Book 9754, page 35; Book 9977, page 359; Book 9943, page 908; and in Book 11258, page 85, Register's Office for Davidson County, Tennessee.

Subject to By-Laws of record in Book 10973, page 39, and in Book 11181, page 371, Register's Office for Davidson County, Tennessee.

Subject to Conveyance of Sewer Mains of record in Book 10693, page 726, Register's Office for Davidson County, Tennessee.

All existing and recorded easements, rights of way and restrictions, all zoning regulations, building restrictions and setback lines, if any, and easements or right of ways for public utilities.

unimproved: ( )
This is improved: (X) property, known as 4833 Peninsula Point Drive, Hermitage, TN 37076.

N51845

99 OCT 20 0101 03CHECK 656.96

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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 person 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 13TH. day of OCTOBER, 1999.

Fox Ridge Homes, Inc.

BY: Alphonse H. Davis
Alphonse H. Davis, CEO

Attest: Deborah P. Buford
Deborah P. Buford, Vice-President

**STATE OF TENNESSEE**

**COUNTY OF WILLIAMSON**

**Before me, the undersigned Notary Public in and for the County and State aforesaid, personally came Alphonse H. Davis and Deborah P. Buford with whom I am personally acquainted and who upon their oath(s) acknowledged themselves to be the CEO and Vice-President respectively of the Fox Ridge Homes, Inc. the within named bargainor, and corporation, and that they as such CEO and Vice-President being authorized so to do, execute the foregoing instrument for the purpose therein contained by signing the name of the corporation, by the said Alphonse H. Davis as such CEO, and attesting the same of the corporation, by the said Deborah P. Buford as such Vice-President..**

**WITNESS my hand and notarial seal at my office at Franklin, Tennessee, this 13TH. day of OCTOBER, 1999.**

**NOTARY PUBLIC**

**My Commission expires:** 8-5-02

NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.
My Commission Expires AUG 5, 2002

# OFFICIAL RECEIPT

**BILL GARRETT**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

**RECEIVED OF** _____

**FOR** _____

**BOOK 11710 PAGE 532**

| | | | | | |
|---|---|---|---|---|---|
| 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 |

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REFERENCE

99 OCT 20 PM 1:47

REGISTER
DAVIDSON COUNTY, TN.

| | |
|---|---|
| CAMT | 174585.00 |
| CON TX | 645.96 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| CFEE | 2.00 |
| TOTAL | 656.96 |
| CHECK | 656.96 |

10/20/99 01 13:50 0001 1832

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

**No.** 1529635