Instr:200004190039090 Page: 1 OF 2
REC'D FOR REC 04/19/2000 9:50:17AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $423.65

WARRANTY DEED

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $114,500.00

Carol A. Garner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF APRIL, 2000.

Lura K. Perry
Notary Public

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

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
4733 Andrew Jackson Parkway, Suite 1C
Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carol A. Garner	ABN-AMRO Mortgage Group, Inc.	Map 64
(NAME) 832 Old Coach Court	(NAME) P.O. Box 57068	Parcel 832
(ADDRESS) Hermitage, Tennessee 37076	(ADDRESS) Irvine, CA 92619-7068	Group 12-0-A
(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,

DONALD E. TWINING AND WIFE, ANNE R. TWINING

, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

CAROL A. GARNER and Dara W. Botts, Joint Tenants with Rights of Survivorship

, 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:

A certain condominium apartment in Davidson County, Tennesse, being Unit No. 832 of Fox Run, First Revision - Part of Section 2, as of record in Book 5200, page 357, Register's Office for said County, to which reference is hereby made for amore complete and accurate description of said unit.

Being the same property conveyed to Don Twining and Anne Twining by deed from Wynema S. Hall Harris and husband, Elijah Harris of record in Deed Book 8612, page 274, Register's Office for said County.

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

unimproved ☐

This is improved ☒ property, known as 832 Old Coach Court, 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 my/our hand(s) this 14th day of April, 2000.

Don Twining

Anne Twining

Personally appeared before me the undersigned ,a Notary Public in and for said County and State, the within named Donald E. Twining and wife, Anne R. Twining the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 14th day of April, 2000.

My Commission Expires 5-21-00

Lura K. Perry
Notary Public

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

RETURN TO:
Cumberland Title Company
4733 Andrew Jackson Parkway, Suite 1C
Hermitage, TN 37076