WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $104,150.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF JUNE, 2000.

Notary Public

MY COMMISSION EXPIRES:. 3/23/02

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

Instr:200006220062284 Page: 1 OF 2
REC'D FOR REC 06/22/2000 1:24:33PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $385.36

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Benjamin Taylor	Benjamin Taylor	Map 86
(NAME) 209 Retreat Court West	(NAME) 209 Retreat Court West	Group 7
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Hermitage, TN 37076	Parcel 58
(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,

PATRICK W. DEPRIEST AND WIFE TANYA M. DEPRIEST

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

BENJAMIN TAYLOR AND WIFE KIMBERLY TAYLOR

, 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, TN, being Lot No. 42 on the Plan of Phase 1, Section Two, Jackson's Retreat, as of record in Plat Book 5200, Page 334 and 335, and amended in Book 5972, page 96, 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 Patrick W. De Priest and Tanya M. De Priest by deed from Robert J. Corbitt and wife Tracy R. Corbitt of record in Deed Book 10621, page 869, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Deed Book 5741, page 360, Register's Office for said County.

Easement to Nashville Gas Company, of record in Book 7953, Page 955, Register's Office for said County.

By-Laws of record in Book 5745, Page 294, Register's Office for said County.

Deed of Conveyance as to Common Areas of record in Book 5741, Page 360, Register's Office for said County.

Being the same property conveyed to the within named grantors by deed of even date, which instrument is being recorded simultaneously herewith.

unimproved ☐
This is improved ☒ property, known as 209 Retreat Court West, 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 15th day of June, 2000.

Patrick W. De Priest

Tanya M. De Priest

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 Patrick W. DePriest and Tanya M. DePriest 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 6/15/2000
My Commission Expires: 3/23/03

Notary Public

TRACEY PHOUR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

File Number200005138
RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122