WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $123,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST 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:200007200071750 Page: 1 OF 2
REC'D FOR REC 07/20/2000 12:15:10PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $455.84

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Scott Oswalt	AMSOUTH BANK	P/O Map 98-38.11
(NAME) 5865 South New Hope	(NAME) 2050 Parkway Office Circle	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Birmingham, AL 35244	
(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, **BAYPOINTE, LLC**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

DAVID SCOTT OSWALT, A SINGLE MAN

, 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. 1 on the Plan of Baypointe Subdivision, Phase I, as of record in Instrument No. 200005230051440, 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 Baypointe, LLC by deed from Virginia Street of record in Deed Book 11748, page 267, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Deed Book 4075, page 628, Register's Office for said County.

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

Agreement for Sewers, Storm Drainage & Force Main. of record in Book 10316, page 619, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 5865 South New Hope, 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 our hands this 21st day of June, 2000.

Baypointe, LLC

By: _____
Logan Hickerson, ~~Partner~~ Member

Attest: _____

STATE of TENNESSEE
COUNTY of WILSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Logan Wilkerson with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledge himself to be a General ~~Partner~~ Member of Baypointe, LLC, the within named bargainer, a Limited Liability Company, and that Logan Wilkerson as such General ~~Partner~~ Member, executed the foregoing instrument for the purposes therein contained, by signing the name of the Limited Liability Company by Logan Wilkerson as General ~~Partner~~ Member.

Witness my hand and official seal this 21st day of June, 2000

My Commission Expires 3/23/02

TRACEY M. WPHOUR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

Notary Public

File Number200004046
RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122