Instr:200008020076193 Page: 1 OF 2
REC'D FOR REC 08/02/2000 8:36:38AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $484.70

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $131,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF JULY, 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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eric L. Meacham	Eric L. Meacham	Map 87
(NAME) 4313 Chesney Glen Drive	(NAME) 4313 Chesney Glen Drive	Group 01-0-A
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Hermitage, TN 37076	Parcel 47
(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,

Christopher S. Nadeau unmarried and Eric L. Meacham, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Eric L. Meacham unmarried and Timothy M. Brown, unmarried

, 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. 98, on the Plan of Section 1B, Chesney Glen, as shown by plat of record in Plat Book 9700, page 289, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Christopher S. Nadeau Unmarried and Eric L. Meacham unmarried by deed from Beazer Homes, Corporation, dba Phillips Builders of record in Deed Book 11416, page 131, Register's Office for said County.

Charter for Homeowners Association of record in Book 10290, Page 256, Register's Office for said County.

Quit Claim Deed of Common Area to Homeowner's Association of record in Book 10420, Page 356, and Book 11577, Page 623. Register's Office for said County.

Drainage Easement as shown of record in Book 11064, Page 911, Register's Office for said County.

Storm Water Detention Agreement of record in Book 10357, Page 915, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Deed Book 10278, page 270, and Book 10449, Page 215, and Book 10449, Page 217, and Book 10640, Page 944, 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 4313 Chesney Glen Drive, 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 28th day of July, 2000.

Christopher S. Nadeau

Eric L. Meacham

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 Christopher S. Nadeau and Eric L. Meacham 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 7/28/2000
My Commission Expires: 3/23/02

Notary Public

File Number200007145
RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122