WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $109,475.00

Margaret H. Stricula
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JULY, 2000.

Tracey Thibodeaux Large
Notary Public

MY COMMISSION EXPIRES:. 3/23/02
(AFFIX SEAL)

TRACEY THIBODEAUX LARGE NOTARY PUBLIC DAVIDSON COUNTY TENN

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
216 Centerview Drive
Suite 139
Brentwood, TN 37027

Instr:200008080078714 Page: 1 OF 2
REC'D FOR REC 08/08/2000 2:29:45PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $405.06

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Margaret H. Stricula	Margaret H. Stricula	MAP 75-12-C
(NAME) 755 Tulip Grove Road Unit 1302	(NAME) 755 Tulip Grove Road Unit 1302	PARCEL 12
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Hermitage, TN 37076	
(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, **Fox Ridge Homes, Inc.**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Margaret H. Stricula , A Single Person**, 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 Unit No. 1302 of the Resubdivision of Phase One, Brookside Park Townhomes of record in Instrument No. 200001070002402, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being part of the same property conveyed to Fox Ridge Homes, Inc. by Warranty Deed from Larry Powell Builders, Inc. of record in Book 11710, Page 599, Register's Office for Davidson County, Tennessee.

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

This conveyance is subject to any and all zoning regulation, building restrictions and setback lines, if any, easements and rights-of –way for public utilities.

unimproved ☐

This is improved ☒ property, known as 755 Tulip Grove Road Unit 1302, 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 31st day of July, 2000.

Fox Ridge Homes, Inc.

By: Deborah P. Buford
Deborah P. Buford, Vice President

Attest:

STATE OF Tennessee
COUNTY OF Wilson

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Deborah P. Buford, with whom I am personally acquainted and who upon her oath acknowledged herself to be the Vice President of Fox Ridge Homes, Inc., the within named bargainer, a corporation, and that, she as such Vice President, being authorized so to do executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by herself as such Vice President.

Witness my hand and official seal this 31st day of July, 2000.

My Commission Expires:

MEGAN AREGIS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TN
My Commission Expires May 8, 2004

Notary Public

File Number200007244

RETURN TO:
Cumberland Title Company
216 Centerview Drive
Suite 139
Brentwood, TN 37027