WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF AUGUST, 2000.

_____
Notary Public

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

TRACEY TRUMP HOUSE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Instr:200008150080657 Page: 1 OF 2
REC'D FOR REC 08/15/2000 10:39:40AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $407.00

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
John W. Underwood	Countrywide Home Loans, Inc.	Map 150
(NAME) 1220 Huntingboro Court	(NAME) 155 N. Lake Avenue P.O. Box 7137	Parcel 127
(ADDRESS) Antioch, TN 37013	(ADDRESS) Pasadena, CA 91109-7137	Group 08-0
(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,

MICHAEL R. EDWARDS AND WIFE, MAYREE S. EDWARDS

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

JOHN W. UNDERWOOD AND WIFE, DORIS G. UNDEROOOD

, 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. 455 on the Plan of Phase 1,Somerset formerly Towne Village of The Country, Section Six, as of record in Plat Book 6900, Page 690 and 691, 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 Michael R. Edwards and Wife, Mayree S. Edwards by deed from Phillips Builders, Inc. of record in Deed Book 7621, page 753, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Deed Book 7619, page 647; Book 7657, page 583, Book 7657, page 923, Book 8708, page 630,Charter for HOA in Book 7661, page 37; Easements in Book 5263, page 793, Book 5263, page 796, Book 5263, page 799, Book 5263, page 802, Book 5263, page 805, Book 5263, page 808, Book 5263, page 811, Book 5263, page 814, Book 7086, page 382, Book 6436, page 966; By-Laws in Book 7619, page 679, Book 9509, page 363, 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 1220 Huntingboro Court, Antioch, TN 37013
(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 11th day of August, 2000.

Michael R Edwards
Michael R. Edwards

Mayree S. Edwards
Mayree S. Edwards

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 Michael R. Edwards and Mayree S. Edwards the bargainors, 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 11th day of August, 2000.

My Commission Expires 3/23/02

Notary Public

NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

File Number200007107
RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122