WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $89,500.00

Virginia Boyd
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF AUGUST, 2000.

Wendy L Causey
Notary Public

MY COMMISSION EXPIRES: 5-28-2003

(AFFIX SEAL)

WENDY L. CAUSEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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

Davidson County DEEDWARR
Recvd: 09/08/00 10:38 2pgs
Fees:11.00 Taxes:331.15
20000908-0089073

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Catherine Lopez	Mortgage Investors Group	Map 86
(NAME) 1145 Jacksons View Road	(NAME) 8320 E. Walker Springs Lane	Group 07
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Knoxville, TN 37923	Parcel 25
(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,

Robert E. Cress Jr., married and wife, Tracy L. Cress

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

Catherine Lopez, 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. 64, Phase 1, Section Two on the Plan of 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 Robert E. Cress, Jr. By deed from Catherine Lopez of record in Book 7306, Page 295, Register's Office for Davidson County, Tennessee. **Robert E. Cress, Jr. having since married Tracy L. Cress. Tracy L. Cress joins in this conveyance to convey any interest she may have to said property.**
Restrictive Covenants of record in Deed Book 5741, Page 360, Register's Office of said County. This policy insures that said covenants have not been violated to date and any future violation thereof will not result in a forfeiture or reversion of title.

Subject to By-Laws of record in Record Book 5745, Page 394, Register's Office for said County.

Subject to Articles of Inc. of Homeowner's Association in Book 5745, Page 283, Register's Office for said County.

1145 Jackson View Rd. Hermitage, TN. 37076 and 1145 Jacksons View Rd. Hermitage, TN. 37076 are one and the same property.

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

unimproved ☐
This is improved ☒ property, known as 1145 Jacksons View Road, 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 24th day of August, 2000.

Tracy L. Cress By _____ Robert E. Cress Jr. _____
Tracy L. Cress
Robert E. Cress Jr., ATTY IN FACT
Robert E. Cress Jr.

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 Robert E. Cress, Jr. the bargainor , with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this the 24th day of August, 2000
My Commission Expires: 3/23/02
Notary Public

TRACEY TRUMPHOUR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Wilson

On this the 24th day of August, 2000, before me personally appeared Robert E. Cress, Jr., to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Tracy L. Cress, and who acknowledged that he executed the same as the free act and deed of the said Tracy L. Cress by virtue of that Power of Attorney, duly executed by the said Tracy L. Cress and being recorded simultaneously herewith

Witness my hand and official seal at office, this 24th day of August, 2000.

My Commission Expires: 3/23/02
Notary Public

TRACEY TRUMPHOUR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

File Number200008065
RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122