WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/26/00 14:20 2pgs
Fees:11.00 Taxes:333.00

20000926-0095393

TCB-PRO-00-1755

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 90,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF September, 2000

Notary Public

MY COMMISSION EXPIRES: 8-28-2002
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MARY FRANCES RUDY, ATTORNEY AT LAW

761 Old Hickory Blvd., Suite 103, Brentwood, TN 37027 — 1885-B Ft. Campbell Boulevard, Clarksville, TN 37042

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Theresa Reed	First Horizon Home Loan Corp.	162-12-0-A-101
(NAME)	(NAME)	
1034 Brittany Park Drive	10741 King William Drive	
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013	Dallas, Texas 75220	
(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, Virginia L. Hedges, an unmarried person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Theresa Reed, an unmarried 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 Lot No. 101 on the Plan of Brittany Park, Phase 1-B, First Revision, as of record in Plat Book 9700, Page 610, 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 Virginia L. Hedges, unmarried by deed from Carlton Enterprises, Inc of record in Deed Book 11119, page 709, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Deed Book 10016, page 870, and amended in Book 10772, page 988, and in Book 11398, page 4, Register's Office for said County.
Easement as shown of record in Deed Book 8113, Page 849, and in Book 8128, page 92, Register's Office for said County.
Charter for HOA in Book 10016, page 900, Register's Office for Davidson County, Tennessee.
Storm Water Detention Agreement of record in Book 9938, page 753, Register's Office for Davidson County, Tennessee.
Deed of Common Area to HOA of record in Book 10789, page 173 and in Book 11398, page 193, Register's Office for Davidson County, Tennessee.
Taxes for the year 2000 and subsequent years, a lien, but not yet due and payable.

unimproved ( )
This is improved (X) property, known as 1034 Brittany Park Drive, Antioch, Tennessee 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 hand this 22nd day of September, 2000

Virginia L. Hedges

Virginia L. Hedges

STATE OF TENNESSEE
COUNTY OF DAVIDSON

,Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Virginia L. Hedges, an unmarried person

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, _____, Tennessee, this 22nd day of September, 2002.

Commission expires 9-28-2002

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

_____
Notary Public

RETURN TO:
TITLE CONNECTION, INC.

☐ 1885-B Ft. Campbell Boulevard
Clarksville, Tennessee 37042

☒ 761 Old Hickory Blvd., Suite 103
Brentwood, Tennessee 37027