WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $179,000.00

Marion M. Ruff
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF OCTOBER, 2000.

Wendy L Causey
Notary Public

MY COMMISSION EXPIRES:. 5-28-2003

(AFFIX SEAL)

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

Davidson County DEEDWARR
Recvd: 10/20/00 08:53 2pgs
Fees:11.00 Taxes:662.30

20001020-0104007

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wallace R. Ruff	CTX Mortgage Company	MAP 108
(NAME) 4037 Windwood Lane	(NAME) P.O. Box 199000	GROUP 12-0-B
(ADDRESS) Nashville, TN 37214	(ADDRESS) Dallas, TX 75219	PARCEL 132
(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,

PANAGIOTIS K. LINOS AND WIFE, VIRGINIA LINOS

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

WALLACE R. RUFF, MARRIED and wife, Marion M. Ruff

, 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. 69 on the Plan of Harborview, Phase 1-A, Section 5, as of record in Plat Book 7900, Page 485, 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 Panagiotis K. Linos and Wife, Virginia Linos by deed from Frank Batson Homes, Inc. of record in Deed Book 9119, page 478, Register's Office for said County.

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

This conveyance is subject to Restrictive Covenants of record in Deed Book 7471, Page 26; Record Book 7646, Page 142; Record Book 7646, Page 147; Record Book 7646, Page 149; Record Book 7647, Page 648; Record Book 7732, Page 749; Record book 8263, Page 534; Record book 8271, Page 863; Record Book 8297, Page 380; Book 8634, Page 19; Record Book 8856, Page 361 and Record Book 9182, Page 786, Register's Office of said County.

This conveyance subject to Charter for Homeowner's Association in Book 7522, Page 339 and amended in Book 8263, Page 554, and Sanitary Sewer Easement as shown of record in Deed Book 5856, Page 80 and Book 5856, Page 84, and Deed of correction in Book 6147, Page 893, and Right of Way as shown of record in Deed Book 8068, page 723, and Storm Water Detention Agreement in Book 7390, Page 270, and Quit Claim Deed of Common Area to Homeowner's Association in Book 8297, Page 376 and Book 9108, Page 73, Register's Office for said County.

Subject to Homeowner's Association dues.

This conveyance is subject to By-Laws of record in Record Book 7471, Page 62, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 4037 Windwood Lane, Nashville, TN 37214
(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 18th day of October, 2000.

Panagiotis K. Linos by Tammy Edwards Atty-in-Fact
Panagiotis K. Linos

Virginia Linos by Tammy Edwards Atty-in-Fact
Virginia Linos

STATE OF Tennessee
COUNTY OF Wilson

On this the 18th day of October, 2000, before me personally appeared Tammy Edwards, 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 Panagiotis K. Linos and Virginia Linos, and who acknowledged that they executed the same as the free act and deed of the said Panagiotis K. Linos and Virginia Linos by virtue of that Power of Attorney, duly executed by the said Panagiotis K. Linos and Virginia Linos and appearing of record simultaneously herewith, of Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 18th day of October, 2000.

My Commission Expires: 5-28-2003

Wendy S Causey
Notary Public

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

File Number200010087
RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122