WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/31/00 09:52 2pgs
Fees:11.00 Taxes:599.40
20001031-0107794

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $162,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF OCTOBER, 2000.

Notary Public

MY COMMISSION EXPIRES: 9/28/02
(AFFIX SEAL)

TISHA C. BALDWIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires September 28, 2002

THIS INSTRUMENT WAS PREPARED BY
Commonwealth Title Company
12018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Roland Spencer	Cendant Mortgage Corporation	Map 149
(NAME) 2521 Oak Forest Drive	(NAME) 3000 Lendenhall Road	Group 02-0
(ADDRESS) Antioch, TN 37013	(ADDRESS) Mt. Laurel, NJ 08054	Parcel 47
(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,

Daniel Hayden King Sr. and Wife, Donna Jean King

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

Roland Spencer and Wife, Rose A. Spencer

, 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. 47, Phase One - Final Plat on the Plan of Oakwood Subdivision, as of record in Plat Book 6900, Page 935, 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 Daniel Hayden, Sr. And wife, Donna Joan King by deed from Centex Real Estate Corp. of record in Deed Book 8308, Page 757, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Restrictive Covenants of record in Record Book 7981, Page 478; Record Book 8038, Page 838; Record Book 8313, Page 17; Record Book 9781, Page 987; Record Book 10650, Page 785; Record book 9237, Page 1 and Record Book 9781, Page 991 and By-Laws in Book 7981, Page 519, Register's Office of said County.

Sanitary Sewer Easement as shown of record in Deed Book 6269, Page 197 and Book 6298, Page 582, Register's Office for said County.

Deed of Conveyance in Book 8377, Page 837 and Book 8377, Page 928, Register's Office for said County.

Quit Claim Deed of Common Area to Homeowner's Association in Book 10658, Page 591, Register's Office for said County.

Easement as shown of record in Deed Book 7715, Page 152, Register's Office for said County.

Charter for Homeowner's Association in Book 7954, Page 508 and corrected in Book 8013, Page 624, Register's Office for said County.

Articles of Incorporation of Homeowner's Association in Book 7981, Page 474, Register's Office for said County.

unimproved ☐

This is improved ☒ property, known as 2521 Oak Forest Drive, 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 27th day of October, 2000.

Daniel Hayden King Sr.

Donna Jean King

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 Daniel Hayden King Sr. and Wife, Donna Jean King 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 10/27/2000
My Commission Expires: 3/23/02

Notary Public

TRACEY TRUMPHOUR NOTARY PUBLIC AT LARGE TENN

File Number200009218
RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122