WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $94,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF OCTOBER, 2000.

Notary Public

MY COMMISSION EXPIRES: 3/23/02

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 10/31/00 15:01 2pgs
Fees:11.00 Taxes:349.65

20001031-0108071

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
Christopher J. Konet	Jefferson Heritage Mortgage Company	Map 108-16
(NAME) 1413 Timber Valley Drive	(NAME) 3100 West End Avenue	
(ADDRESS) Nashville, TN 37214	(ADDRESS) Nashville, TN 37203	Parcel 62
(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,

Steven W. Brake and Wife, Alyssa D. Caine-Brake

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

Christopher J. Konet and Wife, Lisa M. Konet

, 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. 49A of Zone Lot Division of Lots Nos. 49, 50, 51 of Section II of Percy Priest Woods, as of record in Plat Book 6250, Page 261 and amending in Book 5800, Page 259, 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 Steven W. Brake and Alyssa D. Caine since having married now known as Alyssa D. Brake by deed from Dennis F. Howerton and Drenda K. Howerton, husaband and wife of record in Deed Book 9790, page 907, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Restrictive Covenants of record in Deed Book 6020, Page 270; Book 5984, Page 865; Book 6353, Page 307; Book 6093, Page 392 and Book 6560, Page 667, 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.

This conveyance is subject to Deed to Metro for water mains in Book 6314, Page 41, Register's Office for said County.

Agreement for dedication of sewer and/or storm drainage easement in Book 6095, Page 803, Register's Office for said County.

Deed to Metro for water mains in Book 6147, Page 886, Register's Office for said County.

Deed to metro for sewers in Book 6147, Page 893, Register's Office for said County.

Alyssa D. Caine and Alyssa D. Brake and Alyssa D. Caine-Brake are one and the same person.

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

unimproved ☐
This is improved ☒ property, known as 1413 Timber Valley Drive, 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 26th day of October, 2000.

Steven W. Brake

Alyssa D. Caine-Brake

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 Steven W. Brake and Wife, Alyssa D. Caine-Brake 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 10/26/2000
My Commission Expires: 3/23/02

Notary Public

TRACEY TRUMPHOUR NOTARY PUBLIC AT LARGE TENN.

File Number200010096
RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122