WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $81,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF NOVEMBER, 2000.

Notary Public

MY COMMISSION EXPIRES: 9/25/2004

(AFFIX SEAL)

JUDY S. WELLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN
My Commission Expires September 25, 2004

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

Davidson County DEEDWARR
Recvd: 12/01/00 15:57 2pgs
Fees:11.00 Taxes:299.70

20001201-0118350

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marcus M. Prosser	National Bank of Commerce	MAP 52
(NAME)	(NAME)	
~~2308 Benay Road~~ 126 Jacksonian Drive	115 29th Avenue South	GROUP 13-0-B
(ADDRESS)	(ADDRESS)	
~~Nashville, TN 37214~~ Hermitage, TN 37076	Nashville Tennessee 37217	PARCEL 44
(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,

JAMES L. DEATRICK, JR., A SINGLE PERSON

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

MARCUS M. PROSSER AND WIFE, SHERI A. PROSSER

, 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:

A certain condominium apartment in Davidson County, TN, described as Unit No. 59 River Glen, Phase II-A, a Condominium, a Horizontal Property Regime, located on Benay Road, Davidson County, TN, as shown on the plat of River Glen, Phase II-A & B, Condominium apartments, recorded in Plat Book 6900, page 818 and 819, amended in Plat Book 6900, page 808, said Register's Office, and described in a Master Deed recorded in Book 7724, page 289 and Book 7566, page 571, said Register's Office, to which reference is hereby made. The easements, restrictive convenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of River Glen, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, of record in Book 7724, page 289 and Book 7566, page 571, Register's Office for Davidson County, TN, are incorporated in this deed by reference and made a part hereof the same as though copies herein.

Being the same property conveyed to James L. Deatrick Jr. , A Single Person by deed from I. Dyke Tatum, Trustee of record in Instrument Number 20001013 0102108, Register's Office for said County.

This conveyance is subject to Charter for HOA of record in Book 8069, page 158 and Master Deed of record in Book 7724, page 289; Book 7566, page 571 and By Laws of record in Book 7566, page 606, Register's Office for said County.

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

unimproved ☐

This is improved ☒ property, known as 2308 Benay Road, 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 30th day of November, 2000.

James L. Deatrick Jr.

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~
WILLIAMSON

Personally appeared before me the undersigned ,a Notary Public in and for said County and State, the within named James L. Deatrick, 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 November 30, 2000.

My Commission Expires: 9/25/2004

JUDY S. WELLS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires September 25, 2004

Notary

File Number200011144
RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122