WARRANTY DEED

SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $159,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Connection, Inc.
761 Old Hickory Blvd. Suite #103
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Haley Richards	Woodmont Financial	171-3-B-220CO
(NAME)	(NAME)	
601 Old Hickory Blvd. #26	801 - 94th Avenue North	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	St. Petersburg , FL 33702	
(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, Richard Scott Neugent, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO HALEY RICHARDS, 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 Unit No. 26 , Phase Two on the Plan of Town homes of Fredricksburg, Section ~~Seven~~ SIX, as of record in Plat Book 9700, Page ~~957~~ **, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof. ** PAGES 953 AND 954

Being the same property conveyed to Richard Scott Neugent by deed from Pulte Homes Tennessee Limited Partnership of record in Instrument # 200001310009774, Register's Office for said County.

Subject to HOA Charter in Book 10126, Page 430 and amended in Book 150, Page 529, Register's Office of said County.

unimproved ☐

This is improved ☒ property, known as 601 Old Hickory Blvd. 26, Brentwood, TN

(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.

Richard Scott Neugent
Richard Scott Neugent

Davidson County DEEDWARR
Recvd: 02/01/01 15:16 2pgs
Fees:11.00 Taxes:591.63

20010201-0010083

STATE of TENNESSEE
COUNTY of
Personally appeared before me, _____, a Notary Public in and for said County and State, the within named X Richard Scott Nugent _____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 24 day of January, 2001.
My Commission expires 2/20/2001

Susan Finch
Notary Public

STATE of TENNESSEE
COUNTY of
Beforeme, _____ 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 _____ 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

MARY FRANCES RUDY,
ATTORNEY-AT-LAW

Return To:
Title Connection, Inc.
761 Old Hickory Blvd., Suite 103
Brentwood, TN 37027