# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $82,000.00

Joanna Bazel
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JANUARY, 2001.

Notary Public

MY COMMISSION EXPIRES: 3/23/02
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 02/05/01 14:01 2pgs
Fees:11.00 Taxes:303.40
20010205-0011125

**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 |
|---|---|---|
| Joanna Bazel | 1st Trust Bank for Savings | Map 64 |
| (NAME) | (NAME) | |
| 102 Laurel Hill Dr. | P.O. Box 17257 | Group 13-B |
| (ADDRESS) | (ADDRESS) | |
| Old Hickory, TN 37138 | Memphis Tennessee 38187-0257 | 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,

**David Wayne Greer and Wife, Mildred L. Greer**

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

Joanna Bazel , An Unmarried Person

, 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. 102 on the Plan of Laurel Hill Courtyard Homes (formerly The Villages at South Park, Phase I), as of record in Plat Book 6900, Page 573, 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 David Wayne Greer and Wife, Mildred L. Greer by deed from David Wade Greer of record in Deed Book 8436, page 9, Register's Office for said County.

Subject to Master of record in Book 7466, Page 438 and amended in Book 7717, Page 82 and restated in Book 8199, Page 779 and Rules and Regulations in Book 10468, Page 96, Register's Office for said County.

Storm Water Detention Agreement in Book 6566, Page 208, Register's Office for said County.

Charter of Homeowner's Association as shown of record in Book 7872, Page 388, Register's Office for said County.

Amendment to Charter in Book 8209, Page 228, Register's office for said County.

Subject to Condo Dues.

Subject to all matters as set forth per Plat Book 6900, Page 573, Register's Office of said County.

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

unimproved ☐

This is improved ☒ property, known as 102 Laurel Hill Dr., Old Hickory, TN 37138

(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 31st day of January, 2001.

David Wayne Greer

Mildred L. Greer

STATE of Tennessee
COUNTY of Davidson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named David Wayne Greer and Mildred L. Greer the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 1/31/2001

My Commission Expire: 3/23/02

Notary Public

DAVIDSON TRACEY

**File Number2101014**
**RETURN TO:**
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122