WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/21/01 14:53 2pgs
Fees:11.00 Taxes:299.33

20010321-0027392

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,900.00

Julie E Edwards
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF MARCH, 2001.

Notary Public

MY COMMISSION EXPIRES: May 11, 2002
(AFFIX SEAL)

DEBORAH A. DAVIS NOTARY PUBLIC AT LARGE WILSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
1st Trust Title, Inc., 116 Lineberry Boulevard, Ste. 200, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Julie E. Edwards	Bank of America, N.A.	Map 86
(NAME) 207 Thistle Lane	(NAME) 2059 Northlake Parkway	Group 14-O-A
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Tucker, GA 30084	Parcel 207
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, Travis H. Arnett and wife, Christen M. Arnett, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Julie E. Edwards, an unmarried person, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 207 on the Plan of Stage Three, Hermitage Meadows, as shown of record in Plat Book 6250, Page 300, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

For source of title reference is hereby made to Book 11467, Page 659, Register's Office of Davidson County, Tennessee.

Christen M. Arnett joins in this conveyance to convey any and all interest she may have in said property.

Subject to restrictions as shown of record in Book 6034, Page 365, Register's Office of Davidson County, Tennessee.

Subject to easement to Cumberland Land Water Co. as shown of record in Book 4419, Page 230, Register's Office of Davidson County, Tennessee.

Subject to all matters as shown on plat of record in Book 6250, Page 300, Register's Office of Davidson County, Tennessee.

Subject to easement to First Suburban Water Utility District as shown of record in Book 6716, Page 815, Register's Office of Davidson County, Tennessee.

Deed of common area to homeowners association as shown of record in Book 6158, Page 931, Book 6209, Page 548 and Book 6668, Page 54, said Register's Office.

Charter for homeowners association as shown of record in Book 6034, Page 376 as amended in Book 7466, Page 25 and Book 8275, Page 843, said Register's Office.

Subject to By-Laws as shown of record in Book 6034, Page 383 and Book 7660, Page 612, said Register's Office.

Subject to any homeowners association fees that may be assessed.

unimproved ☐
This is improved ☒ property, known as 207 Thistle Lane, Hermitage, TN 37076
(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 20th day of March, 2001.

Travis H. Arnett

Christen M. Arnett

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public, Travis H. Arnett and wife, Christen M. Arnett, the within named bargainor(s), 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 at Mt. Juliet, Tennessee this 20th day of March, 2001.

Commission expires: May 11, 2002

Delaina D. Davis Notary Public

DELAINA D. DAVIS
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENNESSEE