WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/09/01 08:35 2pgs
Fees:11.00 Taxes:244.20

20010409-0034263

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $66,000.00

Scott S. Breece Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF MARCH, 2001.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires January 25, 2002

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
216 Centerview Drive
Suite 139
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Scott S. Breece Jr.	Professional Mortgage Group, Inc.	MAP 136-3-A
(NAME) 4000 Anderson Road 79	(NAME) 1535 W. Northfield Blvd	PARCEL 79
(ADDRESS) Nasville, TN 37217	(ADDRESS) Murfreesboro Tennessee 37129	
(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, **Chera H. Dixon-Smith and Husband, Walter D. Smith**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Scott S. Breece Jr.**, 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 Townhouse No. 79, Building No.9 on the Plan of Phase 1, Condominium Townhomes, Priest Lake Park of record in Plat Book 4460, page 88, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Chera H. Dixon by Warranty Deed by Bobby E. Reed, II of record in Book 10503, Page 412, Register's Office for Davidson County, Tennessee. The said Chera H. Dixon now being married and being one and the same as Chera H. Dixon-Smith.

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

Walter D. Smith, husband of Chera H. Dixon-Smith joins in this conveyance for the purpose of waiving and conveying any and all interest he may have in said property including but not limited to his marital interest.

unimproved ☐

This is improved ☒ property, known as 4000 Anderson Road 79, Nasville, TN 37217
(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.

Chera H. Dixon-Smith

Walter D. Smith

STATE of Tennessee
COUNTY of Williamson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Chera H. Dixon-Smith and Walter D. Smith, the bargainors, 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 30th day of March, 2001.

My Commission Expires:_____

JUDY HARRISON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Judy Harrison
Notary Public

My Commission Expires
October 25, 2003

File Number2103408
RETURN TO:
Cumberland Title Company
216 Centerview Drive
Suite 139
Brentwood, TN 37027