WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/17/01 11:21 2pgs
Fees:11.00 Taxes:425.46

20010417-0037385

NOTARY PUBLIC AT LARGE
SUMNER COUNTY
My Commission Expires May 8, 2004

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $114,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 10TH DAY OF APRIL, 2001.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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
Cheryl Rutherford	IndyMac Bank, F.S.B.	MAP 135-11-C
(NAME) 428 Longhunter Court	(NAME) 7667 Folsom Blvd Suite 101	PARCEL 34
(ADDRESS) Nashville, TN 37217	(ADDRESS) Sacramento California 95826	
(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, **Westminster Homes of Tennessee, Inc.**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Cheryl Rutherford , A Single 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. 29, Horizontal Property Regime Private Element Plat, as shown by Phase One, Nashboro Village-Tract 18, plat of record in Plat Book11700, page 48, amending Plat Book 9700 Page 968 of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being part of the same property conveyed to Westminster Homes of Tennessee, Inc. by Warranty Deed from WDN Properties, Ltd., a Texas Limited Partnership of record in Instrument No. 19991207-0300495 and rerecorded in Instrument No. 200005150048751, Register's Office for Davidson County, Tennessee.

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

This conveyance is subject to any and all zoning regulation, building restrictions and setback lines, if any, easements and rights-of –way for public utilities.

unimproved ☐

This is improved ☒ property, known as 428 Longhunter Court, Nashville, 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 our hands this 10th day of April, 2001.

Westminster Homes of Tennessee, Inc.

By:
Carla Harris, Assistant Secretary

Attest:

STATE OF Tennessee
COUNTY OF Williamson

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Carla Harris, with whom I am personally acquainted and who upon his oath acknowledged himself to be the Assistant Secretary of Westminster Homes of Tennessee, Inc., the within named bargainor, a corporation, and that, she as such Assistant Secretary, being authorized so to do executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by herself as such Assistant Secretary.

Witness my hand and official seal this 10th day of April, 2001.

My Commission Expires:

NOTARY PUBLIC AT LARGE SUMNER COUNTY TN
My Commission Expires May 8, 2004

Notary Public

File Number2103341
RETURN TO:
Cumberland Title Company
216 Centerview Drive
Suite 139
Brentwood, TN 37027