# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $109,900.00

Richard L Berman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE..

Notary Public

MY COMMISSION EXPIRES: . 9 25 04
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

Davidson County DEEDWARR
Recvd: 04/20/01 08:56 2pgs
Fees:11.00 Taxes:406.63
20010420-0039112

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Richard Lee Berman (NAME) | 1st Trust Bank for Savings (NAME) | Map 62 |
| 2614 Paddle Wheel Drive (ADDRESS) | P. O. Box 17257 (ADDRESS) | Group 02-0-A |
| Nashville, TN 37214 (CITY) (STATE) (ZIP) | Memphis, TN 38187-0257 (CITY) (STATE) (ZIP) | Parcel 32 |

**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,**
**Sheri N. Henson Haskins, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO**
**Richard Lee Berman, 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 Lot No. 4-B on the Plan of River Trace Estates, Phase 1, Section 1, as of record in Plat Book 6250, Pages 996 and 997, 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 Sheri N. Henson Haskins, unmarried by Quit Claim deed from Michael J. Haskins and being recorded simultaneously herewith in the Register's Office for said County.

Restrictive Covenants of record in Record Book 6851, Page 370 and Record Book 6982, Page 747, Register's Office of said County. This policy insures that said covenants have not been violated to date and any future violation thereof will not result in a forfeiture or reversion of title.

ByLaws in Record Book 6851, Page 390, Register's Office for said County.

Charter of Homeowner's Association as shown of record in Book 6851, Page 363, Register's Office for said County.

Subject to Homeowner's Association dues. – if any

Deed of Open Space to HOA in Book 7907, Page 168, Register's Office for said County.

TVA Easement as shown of record in Deed Book 1163, Page 341, Register's Office for said County.

Flowage Easement as shown of record in Deed Book 2022, Page 83, Register's Office for said County.



APR 11 '01 10:18AM CUMBERLAND TITLE

Easement as shown of record in Deed Book 3959, Page 595, Register's Office for said County.

unimproved ☐

This is improved ☒ property, known as 2614 Paddle Wheel Drive, Nashville, TN 37214

(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.

Sheri N. Henson Haskins

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 Sheri N. Henson Haskins the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 12th day of April, 2001

My Commission Expire: 3/23/02

**File Number2103414**
**RETURN TO:**
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122