WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/23/01 11:04 2pgs
Fees:11.00 Taxes:368.15

20010423-0039829

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $99,500.00

X Larry M Hall II
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 7TH DAY OF MARCH, 2001

Notary Public

MY COMMISSION EXPIRES: 5/26/02

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY

FILE BC47
SATUM
FILE #157 39678

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
Larry M. Hall II	1st Trust Bank	Map 75
(NAME)	(NAME)	
5117 Greer Station	P.O. Box 17257	Group 12-0-A
		Group 12-0-A
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Memphis, TN 38187-0257	Parcel 89
		Parcel 89
(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,

H & D Construction

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

Larry M. Hall II and Amy S. Hall

, 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. 89, Section Two on the Plan of Greer Meadows at Cedar Creek, as of record in Plat Book 9700, Page 601 and amended in Book 6250, Page 770, 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 H & D Construction by Quit Claim deed from Odell Binkley, Trustee, and being recorded simultaneously herewith in the Register's Office for said County.

Restrictive Covenants of record in Deed Book 10802, Page 402, Register's Office of said County.

PUD Boundary in Plat Book 6250, Page 770, Register's Office for said County.

Charter of Homeowner's Association as shown of record in Book 8414, Page 69, Register's Office for said County.

Subject to Homeowner's Association dues. – if any

Quit Claim Deed of Common Area to Homeowner's Association in Book 8060, Page 714, Register's Office for said County.

Deed of Conveyance in Book 11497, Page 595, Register's Office for said County.

unimproved ☐

This is improved ☒ property, known as 5117 Greer Station, 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 7th day of March, 2001.

STATE of Tennessee
COUNTY of Wilson

STATE of Tennessee
COUNTY OF Wilson

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Brad Duncan with whom I am personally acquainted and who upon his oath acknowledged Brad Duncan to be the President of H & D Construction the within named bargainer, a corporation, and that, Brad Duncan as such President, being authorized so to do executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by Brad Duncan as such President.

Witness my hand and official seal this 7th day of March, 2001

My Commission Expires: 5/26/02

Notary Public

ALAN D. MAZER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires

File Number2102305

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