WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $138,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF APRIL, 2001.

Notary Public

MY COMMISSION EXPIRES: March 22, 2005.

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 04/23/01 13:00 2pgs
Fees:11.00 Taxes:510.60

20010423-0039956

MAURY COUNTY, TENN. NOTARY PUBLIC SUSAN HOWELL AT LARGE

THIS INSTRUMENT WAS PREPARED BY
Title Connection, Inc.
761 Old Hickory Blvd. Suite #103
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Frederick Sinclair	Pulte Mortgage	135-14-A-202
(NAME) 1028 Blue Mountain Lane	(NAME) 7475 South Joliet Street	
(ADDRESS) Antioch, Tennessee 37013	(ADDRESS) Englewood, CO 80112	
(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, Mary Kimberly Smith, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Fredrick Sinclair, 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. 202 on the Plan of Pinnacle Point Subdivision, Phase 5, as of record in Plat Book 8250, Page 842, 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 Mary Kimberly Smith, a Single Person by deed from W.L..Bainbridge Inc of record in Deed Book 11696, page 572, Register's Office for said County.

Subject to all matters as set forth per Plat Book 8250, Page 842, Register's Office of said County.

Restrictive Covenants of record in Deed Book 7032, Page 730; Book 7067, Page 739; Book 10097, Page 390; Book 7065, Page 959; Book 6405, Page 169, Register's Office of said County.

Taxes for the year 2000 paid in the amount of $1,084.38 and all subsequent years, a lien, but not yet due and payable.

unimproved ☐

This is improved ☒ property, known as 1028 Blue Mountain Lane, Antioch, TN

(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 12th day of April, 2001.

Witness my/our hand(s) this 12th day of April, 2001.

Mary Kimberly Smith

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 Mary Kimberly Smith__ the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that _HER__ executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this _12th Day of April, 2001_____

My Commission Expire: 9-28-2002

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

Notary

My Commission Expires SEPT. 28, 2002

File Number: 12103202
RETURN TO:
Title Connection , Inc.
761 Old Hickory Blvd. Suite #103
Brentwood, Tennessee 37027