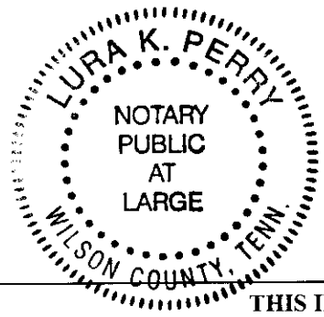
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $132,500.00

Afua Pokuaa-Adom
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF APRIL, 2001.

Notary Public

MY COMMISSION EXPIRES: 8/8/04
(AFFIX SEAL)

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

Davidson County DEEDWARR
Recvd: 04/27/01 14:25 2pgs
Fees:11.00 Taxes:490.25

20010427-0042710

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Afua Pokuaa-Adom	Afua Pokuaa-Adom	Map 63
(NAME) 1000 Tonyawood Drive	(NAME) Same	Group 16-0-B
(ADDRESS) Old Hickory, TN 37138	(ADDRESS)	Parcel 172
(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,

David G. Bunt and Wife, Nancy F. Bunt, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Afua Pokuaa-Adom and Kwadwo P. Annor,*, 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:

*** Wife and Husband**

Being Lot No. 254 on the Plan of Hampton Park (formerly Chitwood Downs, a planned unit development), as of record in Plat Book 6900, Pages 550-552, Certificate of correction in Book 7642, Page 445 and amendment to change name in Book 8188, Page 112 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 David G. Bunt and Wife, Nancy F. Bunt by deed from David A. Twomey and wife Leslie D. Twomey, formerly Leslie D. Mackey of record in Deed Book 9479, page 367, Register's Office for said County.

Restrictive Covenants of record in Record Book 7351, Page 852; Record Book 7431, Page 204; Record book 7451, Page 729 and Record book 8336, Page 393, Register's Office of said County.

Charter of Homeowner's Association as shown of record in Book 7431, Page 204, Register's Office for said County.

Subject to Homeowner's Association dues. – if any

Articles of Inc. of HOA in Book 2247, Page 75, Register's Office for said County.

Easement for Public Utilities as shown of record in Deed Book 8007, Page 235, Register's Office for said County.

Flowage Easement as shown of record in Deed Book 2247, Page 75, Register's Office for said County.

Easement for Ingress and Egress as shown of record in Deed Book 8739, Page 991, Register's Office for said County.

Easements as shown of record in Deed Book 7460, Page 930 and Book 7489, Page 515, Register's Office for said County.

Dedication of Easement in Book 8657, Page 179, Register's Office for said County.

Quit Claim Deed of Common Area to HOA in Book 8207, Page 276, Register's Office for said County.

Deed in Book 8951, Page 179, Register's Office for said County.

P. U. D. Boundary in Plat Book 6900, Page 405, Register's Office for said County.

Subject to Lien of record in Book 11100, Page 845, Register's Office for said County.

Subject to all matters as set forth per Plat Book 6900, Pages 550-552, Register's Office of said County.

~~Being the same property conveyed to the within named grantors by deed of even date, which instrument is to be recorded herewith.~~

unimproved ☐

This is improved ☒ property, known as 1000 Tonyawood Drive, Old Hickory, TN 37138

(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 23rd day of April, 2001.

David G. Bunt

Nancy F. Bunt

STATE of Tennessee
COUNTY of Wilson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named David G. Bunt and Wife, Nancy F. Bunt the bargainor__, 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 4/23/2001

My Commission Expire: August 8, 2004

Notary Public

LURA K. PERRY
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.

File Number2104070
RETURN TO:
Cumberland Title Company