WARRANTY DEED	STATE OF TENNESSEE COUNTY OF WILSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,900.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF APRIL, 2001. Notary Public MY COMMISSION EXPIRES: 5-28-2003 (AFFIX SEAL)

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
Dhana Jones	GB&T Mortgage	Map 87-01
(NAME) 3016 Glenboro Dr.	(NAME) 1321 Murfreesboro Road	Group A
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Nashville Tennessee 37217	Parcel 84
(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,
Lisa A. Galloway, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
Dhana K. Jones ,unmarried, 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. 126, Section Two on the Plan of Chesney Glen, as of record in Plat Book 9700, Page 434, 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 Lisa A. Galloway by deed from Beazer Homes Corp d/b/a Phillips Builder of record in Deed Book 11006, page 252, Register's Office for said County.

Restrictive Covenants of record in Deed Book 10278, Page 279; Book 10449, Page 215; Book 10449, Page 217; Book 10469, Page 924 and Book 10528, Page 73, Register's Office of said County

Quit Claim Deed to HOA in Book 10420, Page 356, Register's Office for said County.

Warranty Deed to HOA in Book 11577, Page 623, Register's Office for said County.

Storm Water Detention Agreement in Book 10357, Page 915, Register's Office for said County.

Charter in Book 10290, Page 256, Register's Office for said County.

Subject to Homeowner's Association dues. – if any

Davidson County DEEDWARR
Recvd: 05/02/01 09:00 2pgs
Fees:11.00 Taxes:465.83
20010502-0044330

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

unimproved ☐

This is improved ☒ property, known as 3016 Glenboro Dr., 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 26th day of April, 2001.

Lisa A. Galloway

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 Lisa A. Galloway 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 4/20/2001

My Commission Expire: 5-28-2003

Wendy L Causey

WENDY L. CAUSEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

File Number2104063
RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122