# WARRANTY DEED

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $69,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th 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: 05/02/01 08:33 2pgs
Fees:11.00 Taxes:257.15

20010502-0044359

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Charlene Brewer | GreenPoint Mortgage Funding, Inc | Map 064 |
| (NAME) 213 Lake Cove Drive | (NAME) PO Box 195005 | Group 04-0 |
| (ADDRESS) Old Hickory, TN 37138 | (ADDRESS) Charlotte North Carolina 28219-9925 | Parcel 37 |
| (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,**
**Deborah K. Culhane , A Single Person, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO**
**Charlene Brewer ,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. 5A, Zone Lot Division, Lot 5 on the Plan of Lake Country, as of record in Plat Book 5800, Page 351 and amending in Book 5200, Page 493, 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 Deborah K. Culhane , A Single Person by deed from John M. Brewi, unmarried of record in Deed Book 11736, page 912, Register's Office for said County.

Restrictive Covenants of record in Record Book 6095, Page 656 and Record book 6213, Page 620, Register's Office of said County

Subject to Liens of record in Book 7463, Page 176; Book 7642, Page 533; Book 7938, Page 471 and Book 10320, Page 823, Register's Office for said County.

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

unimproved ☐

This is improved ☒ property, known as 213 Lake Cove 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 25th day of April

Deborah K. Culhane

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 Deborah K. Culhane , A Single Person 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 25th day of April

My Commission Expire: May 8, 2004

Lura K. Perry

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

**File Number2104054**
**RETURN TO:**
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122