WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $71,900.00

x Pepper Black
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF MAY, 2001.

Notary Public

MY COMMISSION EXPIRES: 3/23/02

(AFFIX SEAL)

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

Davidson County DEEDWARR
Recvd: 05/17/01 15:22 2pgs
Fees:11.00 Taxes:266.03

20010517-0051352

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Pepper Black	Countrywide Home Loans, Inc.	MAP 86
(NAME) 611 Rockwood Drive	(NAME) 155 N. Lake Avenue P.O. Box 7137	GROUP 11-0-B
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Pasadena California 91109-7137	PARCEL 7
(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,

WILLIE LEE HYDE AND WIFE, MARY LOUISE HYDE,

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

PEPPER BLACK, AN UNMARRIED WOMAN,

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 Unit #2, Building No. 5, in Raintree Village (a condominium), created under Chapter 27, Title 64, of the Tennessee Code Annotated, and as aestablished by a Master Deed of record in Book 4753, Page 140, Register's Office for Davidson County, Tennessee, and as shown on the Plat of Revised Hermitage Woods Condominium apartments, Phase Ii, and II-A, of record in Book 4860, Pages 62, 63 and 64, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.
Garage No. 5-2-G is a limited common element for the exclusive use of the occupant of said unit.

Being the same property conveyed to Willie Lee Hyde and Wife, Mary Louise Hyde by deed from Dan L. Chambers of record in Deed Book 9724, page 843, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Deed Book 4753, page 258, Register's Office for said County.

This conveyance is subject to master deed of recordin Book 4753, page 140; Book 5172, page 77; Book 5165, page 781; Book 4980, page 378 and By Laws of record in Book 10382, page 596; Book 10382, page 153; Book 5122, page 878; Book 6299, page 970, 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 611 Rockwood Drive, 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 15th day of May, 2001.

Willie Lee Hyde

Mary Louise Hyde

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 Willie Lee Hyde and Mary Louise Hyde the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of May, 2001.

My Commission Expires 8/23/02

Notary Public

TRACEY TRUMPHOUR NOTARY PUBLIC AT LARGE DAVIDSON

File Number2105046
RETURN TO:
Kimie Perry
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122