WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/30/01 17:12 2pgs
Fees:11.00 Taxes:405.15
20010530-0055987

NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN. TRUPHOUR

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $109,500.00

X Ronnie C Brown
Affiant

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

Tracey Johnson
Notary Public

MY COMMISSION EXPIRES: 3/28/02
(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
Ronnie C Brown	National Bank of Commerce	Map 64-16
(NAME) 503 Selsey Court South	(NAME) 1691 North Mt. Juliet Road	Group C
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Mt. Juliet Tennessee 37122	Parcel 2.00
(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 D. Beaver and husband, Jeffrey M. Beaver, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
Ronnie C. Brown ,married and Rose M. Brown, unmarried, his mother, as joint tenants with common law right of survivorship, 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. 2 on the Plan of the Second Revision, Section One, Wembley Downs, Residential PUD, as of record in Plat Book 7900, Page 301, 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 D. Sague by deed from John l. Barker and wife, Margaret P. Barker of record in Deed Book 9899, page 700, Register's Office for said County. Deborah D. Sague now married, now known as Deborah D. Beaver and husband Jeffrey M. Beaver.

Deborah D. Sague and Deborah D. Beaver are one in the same person.

Declaration of Covenants, Conditions and Restrictions of record in Deed Book 8304, Page 623; Book 8447, Page 633; Book 8587, Page 268; Book 8646, Page 529 and Book 8797, Page 915, Register's Office of said County

By-Laws in Book 9522, Page 349, Register's Office for said County.

Storm Water Detention Agreement in Book 8313, Page 669, Register's Office for said County.

Charter of Homeowner's Association as shown of record in Book 8404, Page 718, Register's Office for said County.

Quit Claim Deed to HOA for Open Space in Book 8405, Page 408, 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 503 Selsey Court South, 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 23rd day of May, 2001.

Deborah D. Sague-Beaver

Jeffrey M. Beaver

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 D. Beaver and husband Jeffrey M. Beaver 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.

My Commission Expires: 3/23/02

Notary Public

AT LARGE
WILSON COUNTY, TENN.

File Number2104448
RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122