WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $101,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST 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: 06/04/01 15:26 2pgs
Fees:11.00 Taxes:373.70
20010604-0057845

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Raymond F. McGregor	Columbia National Incorparated	Map 64-16
(NAME) 606 Selsey Court North	(NAME) 216 Centerview Drive Suite 102	Group C
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Brentwood Tennessee 37027	Parcel 28.00
(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,
Ava L. Bracey-Broadbent and Husband, Chadwick Broadbent, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
Raymond F. McGregor, a married person, 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. 109 on the Plan of the Second Revision, Section One, Wembley Downs, 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 Ava L. Bracey-Broadbent and Husband, Chadwick Broadbent by deed from Phillips Builders of record in Deed Book 10944, page 293, Register's Office for said County.

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.

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 606 Selsey Court North, 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 21st day of May, 2001.

Ava L. Bracey-Broadbent

Ava L. Bracey-Broadbent

Chadwick Broadbent

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 Ava L. Bracey-Broadbent and Husband, Chadwick Broadbent 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

DAVIDSON COUNTY, TENN. LARGE

File Number2104529

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