WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/06/01 13:02 2pgs
Fees:11.00 Taxes:518.00

20010606-0059229

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF MAY, 2001.

Notary Public

MY COMMISSION EXPIRES: May 11, 2002.
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
1st Trust Title, Inc., 116 Lineberry Boulevard, Ste. 200, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dewey L. Lineberry		Map 64-3-B
(NAME)	(NAME)	Parcel 95.00
116 Lineberry Blvd., Ste. 301	NEW OWNER	
(ADDRESS)	(ADDRESS)	
Mt. Juliet, TN 37122		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, Larry Powell Builders, Inc., HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dewey L. Lineberry, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 193 on the Plan of Brandywine Pointe, Phase Six, Section One, (a planned unit development) as shown of record in Plat Book 7900, Page 805, as amended by Instrument of Correction in Book 10649, Page 488, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

For source of title reference is hereby made to Instrument No. 20010126-0008157, Register's Office of Davidson County, Tennessee.

Subject to all matters as shown on plat of record in Book 7900, Page 805, as amended by Instrument of Correction in Book 10649, Page 488, Register's Office of Davidson County, Tennessee.

Subject to Declaration of Covenants, Conditions and Restictions of Brandywine Pointe Subdivision as shown of record in Book 8120, Page 170, as amended in Book 8671, Page 484, and Book 9010, Page 627 and Book 9485, Page 885, Register's Office of Davidson County, Tennessee.

Subject to Amendment to By-Laws of Brandywine Pointe Community Association, Inc. as shown of record in Book 10721, Page 835, Register's Office of Davidson County, Tennessee.

Subject to Charter as shown of record in Book 9117, Page 77, Register's Office of Davidson County, Tennessee.

Subject to any homeowner association dues that may be assessed.

Subject to any and all existing easements, restrictions, right-of-ways, zoning regulations and minimum building setback lines of record.

unimproved ☒
This is improved ☐ property, known as 1160 Safety Harbor Cove, 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 our hands this 25th day of May, 2001.

Larry Powell Builders, Inc.

By: _____
Larry W. Powell, President

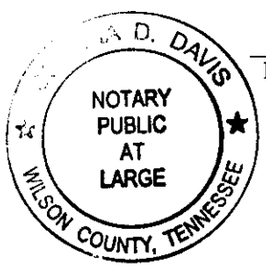
STATE OF TENNESSEE

COUNTY OF WILSON

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared Larry W. Powell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of Larry Powell Builders, Inc. as such officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such officer.

Witness my hand and official seal at Mt. Juliet, Tennessee this 25th day of May, 2001.

Commission expires: May 11, 2002



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Delaina D. Davis Notary Public