WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/18/01 10:21 2pgs
Fees:11.00 Taxes:665.63

20010618-0064059

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $179,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF APRIL, 2001.

Notary Public

MY COMMISSION EXPIRES: 10/15/03

(AFFIX SEAL)

LOIS PEPPER NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

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

Brenda Y. AyalaADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: Brenda Ayala	MAP-PARCEL NUMBERS Map 108
(NAME) 1908 Portman Drive	(NAME) 1908 Portman Dr.	Group 12B
(ADDRESS) Nashville, TN 37214	(ADDRESS) Nashville Tn 37214	Parcel 122
(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, Charles W. Fawcett III, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Brenda Y. Ayala, 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. 24 on the Plan of Phase 1-A, Section 4, Harborview, as shown by plat of record in Plat Book 7900, page 386, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Charles W. Fawcett III by deed from Frank Batson of record in Deed Book 8806, page 327, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Deed Book 7646, page 142, and Book 7646, Page 147, Book 7646, Page 149, Book 7647, Page 648, Book 7732, Page 749, Book 8263, Page 534, Book 8271, Page, 863, Book 8297, Page 380, Book 8634, Page 19, Book 8656, Page 361, Book 9182, Page 786, Register's Office for said County.

Storm Water Detention Agreement of record in Book 7390, Page 270, Register's Office for said County.

Temp. non-exclusive Right of Way and Access Easement of record in Book 8068, Page 723, Register's Office for said County.

Charter for Homeowner's Association Amended in Book 8263, Page 554, Register's Office for said County.

Deed to Homeowner's Association for Common Areas of record in Book 8297, Page 376, Register's Office for said County.

Deed to Metro for sewer and/or drainage of record in Book 5856, Page 80, and Book 5856, Page 84, Register's Office for said County.

Deed to Metro for sewer lines of record in Book 6147, Page 893, Register's Office for said County.

Subject to Homeowner's Association dues.

unimproved ☐

This is improved ☒ property, known as 1908 Portman Drive, Nashville, TN 37214

(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 20th day of April, 2001.

Charles W. Fawcett III

STATE of Tennessee
COUNTY of Davidson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Charles W. Fawcett III the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 4/20/2001

My Commission Expire: 10/15/03

Notary Public

LOIS PEPPER
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN.

File Number2104356
RETURN TO:
Cumberland Title Company
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Mt. Juliet, Tennessee 37122