# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $143,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF JUNE, 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: 06/20/01 14:35 2pgs
Fees:11.00 Taxes:529.10
20010620-0065495

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Anthony D. Brown | Bank of America Mortgage | Map 135 |
| (NAME) 336 Pocono Road | (NAME) 2059 Northlake Parkway | Group 14-0-A |
| (ADDRESS) Antioch, TN 37013 | (ADDRESS) Tucker Georgia 30084 | Parcel 85 |
| (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,
**Richard Arthur Schmidt Jr.and wife Geraldine A. Schmidt**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
**Anthony D. Brown and Angela M. Brown, husband and wife**, 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. 92 on the Plan of Pinnacle Point Subdivision, Phase III, as of record in Plat Book 6900, Pages 391-393, 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 Richard Arthur Schmidt Jr. and wife Geraldine A. Schmidt by deed from Centex Real Estate Corp of record in Deed Book 7717, page 241, Register's Office for said County.

Restrictive Covenants of record in Record Book 6405, Page 169; Record Book 7032, Page 733; Record Book 7067, Page 739 and Record Book 10097, Page 390, Register's Office of said County.

By-Laws in Book 7032, Page 730 and Record Book 7032, Page 761, Register's Office for said County.

Surveyor's Certificate of Correction in Book 11408, Page 962, Register's Office for said County.

Articles of Inc. of Pinnacle Point HOA in Book 7058, Page 234, Register's Office for said County.

Storm Water Detention Agreement in Book 10752, Page 463, Register's Office for said County.

Deed of Conveyance to Metropolitan Government of Nashville and Davidson County in Book 11201, Page 733 and Book 11201, Page 757, Register's Office for said County.

Deed of Conveyance in Book 7097, Page 158, Register's Office for said County.

Certificate of Correction and Acknowledgement of Oath in Book 7065, Page 959, 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 336 Pocono Road, Antioch, TN 37013

(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 5th day of June, 2001.

Richard Arthur Schmidt Jr.

Geraldine A. Schmidt

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 Richard Arthur Schmidt Jr.and wife Geraldine A. Schmidt the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 6/5/2001

My Commission Expire: 3/23/02

**File Number2105402**
**RETURN TO:**
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

DAVIDSON CO. TRUSTEE TRACEY TRUMPHOUR