02

Realty 48A

A. SCOTT HUBBARD NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires MAR. 27, 2005

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF JULY, 2001.

Notary Public

MY COMMISSION EXPIRES:.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Liberty Escrow, Inc., 615 Main Street P.O. Box 60429, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles R. Smith	America's Wholesale Lender	070-03-0-A
(NAME) 2713 Stokers Lane South	(NAME) 750 Old Hickory Blvd. Ste. 180	028.00 CO
(ADDRESS) Nashville, TN 37207	(ADDRESS) Brentwood, Tennessee 37027	
(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,

CUMBERLAND BUILDERS, INC.,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

CHARLES R. SMITH AND WIFE, VERNITA SMITH ,

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. 28 on the Final Plat, Phase II, Nocturne Forest, of record as Instrument No. * 200006020055004,*Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING part of the same property conveyed to Cumberland Builders, Inc. by instrument of record as Instrument No. ~~200006020055004~~, Register's Office for Davidson County, Tennessee.
20010625-0067145

THIS conveyance is subject to any and all matters as shown on the plan of record hereinabove referenced and to restrictive covenants contained in Book 7993, page 683, as made applicable to Phase II, Nocturne Forest, by Instrument No. 20001115-0113379, all in the Register's Office for Davidson County, Tennessee.

* previously and erroneously referred to as 20000602005500421

unimproved ☐

This is improved ☒ property, known as 2713 Stokers Lane South, Nashville, TN 37207

(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 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.

Davidson County DEEDWARR
Recvd: 07/10/01 11:34 2pgs
Fees:13.00 Taxes:1001.96

20010710-0073467

Witness our hands this 3rd day of July, 2001.

Cumberland Builders, Inc.
By: Cathy Hardaway, Vice President

Cathy Hardaway,
Vice President

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared Cathy Hardaway with whom I am personally acquainted and who upon her oath acknowledged herself to be the Vice President of Cumberland Builders, Inc., the within-named bargainor, and corporation, and that she as such Vice President, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Cathy Hardaway as such Vice President.

Witness my hand and official seal at Nashville , Tennessee this 3rd day of July, 2001

Commission expires:

A. SCOTT HUBBARD
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.
My Commission Expires MAR. 27, 2005

Notary Public