WARRANTY DEED

Book 50-B

Davidson County DEEDWARR
Recvd: 07/18/01 09:59 2pgs
Fees:13.00 Taxes:370.00

20010718-0076055

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of July, 2001.

Notary Public

MY COMMISSION EXPIRES: 6-24-2004

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tammy L. Emerick	Tammy L. Emerick	Parcel 148
(NAME) 220 Steamboat Court	(NAME)	Map 62-2
(ADDRESS) Nashville, TN 37214	(ADDRESS)	Group A
(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,

Kathleen L. McDermott, a married person and husband John P. McDermott,

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

Tammy L. Emerick,

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. 148 on the Plan of River Trace Estates, Section I, Phase II, as of record in Plat Book 6900, Pages 158 and 159, 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 Kathleen L. McDermott, a married person by deed from Anna Christina Faulk, Unmarried of record in Deed Book 9396, page 110, Register's Office for said County.

Said Kathleen L. McDermott is joined in this conveyance by her husband John P. McDermott.

Declaration of Covenants, Conditions and Restrictions of record in Deed Book 6851, Page 370 and Book 6982, Page 747, Register's Office of said County.

By-Laws in Book 6851, Page 390, Register's Office for said County.

Charter of Homeowner's Association as shown of record in Book 6851, Page 363, Register's Office for said County.

Assignment of Agreement to Construct Sewerage Facilities in Book 7097, Page 135, Register's Office for said County.

Deed to Metro for Sewer in Book 7097, Page 140, Register's Office for said County.

Deed to Metro for Water Main in Book 7097, Page 149, Register's Office for said County.

Grant and Indemnity Agreement in Book 7030, Page 798, Register's Office for said County.

Transmission Line Easement to U.S.A. as shown of record in Deed Book 1163, Page 341, Register's Office for said County.

Easement Agreements as shown of record in Deed Book 2022, Page 83, Register's Office for said County.

Subject to Homeowner's Association dues.

This conveyance is subject to any and all existing easements and restrictions of record.

unimproved ☐

This is improved ☒ property, known as 220 Steamboat Court, 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.

Kathleen L. McDermott

John P. McDermott

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 Kathleen L. McDermott, a married person and husband John P. McDermott 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 16th day of July, 2001

My Commission Expire: 5-28-2003

Wendy L. Causey

WENDY L. CAUSEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

File Number2106383
RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122