WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/02/01 13:45 2pgs
Fees:13.00 Taxes:481.00

20010802-0082320

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Barbara McGee
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of July, 2001.

Daphne D. McGee
Notary Public

MY COMMISSION EXPIRES: 10/5/2005

(AFFIX SEAL)

DAPHNE D. McGEE NOTARY PUBLIC WILLIAMSON CO. 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
Robert Moon	Fifth Third Mortgage Company	Map 86
(NAME) 1561 Market Square	(NAME) 250 West Main Street, Suite 100	Group 8
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Lexington, KY 40507	Parcel 98
(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,

Tommy H. Burks and Wife, Lorene H. Burks,

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

Robert R. Moon and Claire S. Moon

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. 358 on the Plan of Camden Woods, Phase I, A Planned Unit Development, as of record in Plat Book 6900, Pages 697 and 698, 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 Tommy H. Burks and Wife, Lorene H. Burks by deed from Phillips Builders, Inc. of record in Deed Book 8725, page 824, Register's Office for said County.

Restrictive Covenants of record in Deed Book 7620, Page 561; Book 7657, page 580; Book 7675, page 926; Book 9036, page 329; Book 9231, page 737, Register's Office of said County.

Subject to Homeowner's Association dues.

Subject to all matters as set forth per Plat Book 6900, Page 697 & 698, Register's Office of said County.

By Laws of record in Book 7620, page 583, Register's Office of said County.

Charter for HOA of record in Book 7761, page 32, Register's Office of said County.

Quitclaim Deed of Common Area to HOA of record in Book 7783, page 585, Register's Office of said County.

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

unimproved ☐

This is improved ☒ property, known as 1561 Market Square, Hermitage, TN 37076

(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.

Tommy H. Burks

Tommy H. Burks

Lorene H. Burks

Lorene H. Burks

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 Tommy H. Burks and Wife, Lorene H. Burks 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 27th day of July, 2001.

My Commission Expire: Aug. 8, 2004 Lura K. Perry

LURA K. PERRY
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.

File Number2106378
RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122