L+L #2531-193

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $154,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF JULY, 2001.

Notary Public

MY COMMISSION EXPIRES: ~~May 11, 2002~~ 6/18/2004

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 08/03/01 11:12 2pgs
Fees:13.00 Taxes:569.80

20010803-0082884

THIS INSTRUMENT WAS PREPARED BY
1st Trust Title, Inc., 116 Lineberry Boulevard, Ste. 200, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Johnny Adair & Ginger L. Ecton	Ginger L. Ecton	Map64-3-B
(NAME)	(NAME)	Parcel 95.00
1160 Safety Harbor Cove	2923 Walnut Crest Drive	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Nashville TN 37217	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, Dewey L. Lineberry and wife, Maribel V. Lineberry, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Johnny Adair and Ginger L. Ecton, joint tenants with the right of survivorship, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 193 on the Plan of Brandywine Pointe, Phase Six, Section One, as shown of record in Plat Book 7900, Page 805, as amended by Instrument of Correction in Book 10649, Page 488, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed from Larry Powell Builders, Inc. to Dewey L. Lineberry, by Warranty Deed of record in Instrument No. 20010606-0059229, Register's Office of Davidson County, Tennessee.

Subject to all matters as shown on plat of record in Book 7900, Page 805, as amended by Instrument of Correction in Book 10649, Page 488, Register's Office of Davidson County, Tennessee.

Subject to Non-Exclusive Easement for Parking, Ingress and Egress as shown of record in Book 11108, Page 555, Register's Office of Davidson County, Tennessee.

Subject to Declaration of Covenants, Conditions and Restrictions of Brandywine Pointe Subdivision as shown of record in Book 8120, Page 170, second amendment in Book 9010, Page 627 and Declaration of Covenants, Conditions and Restrictions of Brandywine Pointe Subdivision, Phase Six, Section One, in Book 9485, Page 885, Register's Office of Davidson County, Tennessee.

Subject to Charter for Brandywine Pointe Homeowners Association as shown of record in Book 9013, Page 39 as Amended in Book 9117, Page 77, Register's Office of Davidson County, Tennessee.

Subject to Land Lease for Clubhouse as shown of record in Book 9128, Page 615, Register's Office of Davidson County, Tennessee.

Subject to Amendment to By-Laws of Brandywine Pointe Community Association, Inc. as shown of record in Book 10721, Page 835, Register's Office of Davidson County, Tennessee.

Subject to any homeowners association dues that may be assessed.

unimproved ☒
This is improved ☐ property, known as 1160 Safety Harbor Cove, Old Hickory, TN 37138
(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 25th day of July, 2001.

Dewey L. Lineberry

Maribel V. Lineberry

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public, Dewey L. Lineberry and wife, Maribel V. Lineberry, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee this 25th day of July, 2001.

Commission expires: May 11, 2002

Delaina D. Davis Notary Public

DELAINA D. DAVIS
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENNESSEE