WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,900.00

Leanne M. McComb
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF JULY, 2001.

Notary Public

MY COMMISSION EXPIRES: 3/23/02

(AFFIX SEAL)

TRACEY TRUMPHOUR NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.

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

Davidson County DEEDWARR
Recvd: 08/08/01 12:43 2pgs
Fees:13.00 Taxes:317.83
20010808-0085344

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leanne M. McComb	First Horizon Home Loans Corp.	Map 096
(NAME) 103 Lakebrink Drive	(NAME) P.O. Box 19664	Group 16-0-A
(ADDRESS) Nashville, TN 37214	(ADDRESS) Irvine California 92623-9664	Parcel 60
(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,

Barbara Claxton, ~~a~~married, and husband Val Claxton

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

Leanne M. McComb, A Single Person,

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 Unit No. 30 on the Plan of Larchwood, Section Two, First Revision, Phase One, as of record in Plat Book 6200, Page 347, 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 Reva Ellenwood and Barbara Claxton by deed from Larchwood Homes Associates Joint Venture of record in Deed Book 6948, page 965, Register's Office for said County.

BArbara Claxton is joined in this conveyance by her Husband Val Claxton.

The said Reva Ellenwood having since deceased.

Restrictive Covenants of record in Deed Book 6767, Page 385; Book 6391, Page 449; Book 6299, Page 152; Book 6299, Page 166; Book 6301, Page 82 and Book 6301, Page 96, Register's Office of said County.

Subject to By-Laws in Book 6299, Page 166; Book 6501, Page 96; Book 6391, Page 459 and Book 6873, Page 939, Register's Office for said County.

Planned Unit Development

Deed to HOA in Book 11653, Page 941, Register's Office for said County.

Subject to Homeowner's Association dues. – if any

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

unimproved ☐

This is improved ☒ property, known as 103 Lakebrink Drive, 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 27th day of July, 2001.

Barbara Claxton

Barbara Claxton

Val Claxton

Val Claxton

STATE of Tennessee
COUNTY of Davidson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Barbara Claxton* the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that she executed the within instrument for the purposes therein contained. *and Val Claxton

Witness my hand and Official seal this 7/27/2001

My Commission Expire: 3/23/02

Tracey

TRACEY TRUE
NOTARY PUBLIC AT LARGE
DAVIDSON CO.

File Number2107071
RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122