WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $117,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 6-28-2003

(AFFIX SEAL)

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

Davidson County DEEDWARR
Recvd: 08/09/01 12:55 2pgs
Fees:14.00 Taxes:432.90

20010809-0085858

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeff D. Lunsford Jr.	Jeff D. Lunsford Jr.	Map 64
(NAME)	(NAME)	Group 3-0-B
204 Kennett Rd	Same	
(ADDRESS)	(ADDRESS)	Parcel 49
Old Hickory, TN 37138		
(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,

Atul Gordhan and Wife, Anita A. Gordhan,

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

Jeff D. Lunsford Jr. and Wife, Kay Lunsford,

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. 260, Phase Four, Section Two on the Plan of Brandywine Subdivision, as of record in Plat Book 7900, Pages 587 and 588, 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 Atul Gordhan and Wife, Anita A. Gordhan by deed from Herman A. Moore, Jr. and wife Sherry L. Moore of record in Instrument Number 200001120004336, Register's Office for said County.

Restrictive Covenants of record in Record Book 8120, Page 170; Record Book 8671, Page 484; Record Book 9057, Page 831 and Record Book 9397, Page 824 Register's Office of said County.

By-Laws in Book 10721, Page 835, Register's Office for said County.

Charter of Homeowner's Association as shown of record in Book 9013, Page 39 and Book 9117, Page 77, Register's Office for said County.

Easement for Ingress/Egress as shown of record in Deed Book 11108, Page 55, Register's Office for said County.

Land Lease for Clubhouse in Book 9128, Page 615, Register's Office for said County.

Restrictions for Boat Dock in Book 8695, Page 379; Book 9145, Page 957; Book 9576, Page 846 and Book 9776, Page 427, Register's Office for said County.

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

unimproved ☒

This is improved ☐ property, known as 545 Robards Circle, 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 3rd day of August, 2001.

Atul Gordhan

Anita A. Gordhan

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 Atul Gordhan and Wife, Anita A. Gordhan 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 8/3/2001

My Commission Expire: 5-28-2003

Wendy L Causey

File Number2107124
RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

