44
LT

Davidson County DEEDWARR
Recvd: 08/15/01 11:23 3pgs
Fees:18.00 Taxes:1217.30

20010815-0088166

Box 44

THIS INSTRUMENT PREPARED BY:

GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
230 Fourth Avenue, North
P. O. Box 198888
Nashville, Tennessee 37219-8888
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF SUMNER)

The actual consideration or value, whichever is greater, for this transfer is $329,000.00.

Affiant

Subscribed and sworn to before me, this 14th day of August, 2001.

CHRIS FORSYTHE NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

Notary Public

My Commission Expires: 10/15/03

Address New Owner As Follows:
Harold E. Large and wife,
Patsy C. Large
P. O. Box 614
Hendersonville, TN 37075

Send Tax Bills To:

SAME

Map-Parcel Number:

Map 064-03-0-A 105
4D 95141

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **THOMAS E. DUBOIS AND WIFE, KAREN R. KAMER**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **HAROLD E. LARGE AND WIFE, PATSY C. LARGE**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 182 on the Plan of Phase Eleven, Section Two, Brandywine Pointe, of record in Book 9700, page 241, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Thomas E. Dubois and wife, Karen R. Kamer, by deed from Zaring Homes, Inc., of record in Book 10564, page 445, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2001 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Declaration of Covenants, Conditions and Restrictions contained in instruments of record in Book 8120, page 170, Register's Office for Davidson County, Tennessee, as amended at Book 8671, page 484 and Book 9010, page 627 and made applicable at Book 10194, page 767, Register's Office for Davidson County, Tennessee..

3. Matters shown on the Plan of record in Book 9700, page 241, Register's Office for said County.

This is improved property known as 2012 Dunedin Cove, Old Hickory, TN 37138.

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 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

WITNESS my hand this 14th day of August, 2001.

Thomas E. Dubois

Karen R. Kamer

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **THOMAS E. DUBOIS**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 14th day of August, 2001.

Notary Public

CHRIS FORSYTH
NOTARY PUBLIC AT LARGE

My Commission Expires: 10/15/03

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **KAREN R. KAMER**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 14th day of August, 2001.

Notary Public

My Commission Expires: 10/15/03

