WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $292,000.00

Steven M Hansen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF AUGUST, 2001.

Tracey Tyler
Notary Public

MY COMMISSION EXPIRES: 3/23/03

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 08/23/01 10:52 2pgs
Fees:13.00 Taxes:1080.40
20010823-0091080

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
Steven M. Hansen	Chase Manhattan Mortgage Corporation	MAP 64
(NAME) 1908 Myleen Place	(NAME) 343 Thornall Street	GROUP 3-0-A
(ADDRESS) Old Hickory, TN 37138	(ADDRESS) Edison New Jersey 08837	PARCEL93
(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, Charles Richard Lanphere and Wife, Robin L. Lanphere, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Steven M. Hansen, Married and Sharon W. Hansen, Married, 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. 170, Phase Eleven, Section One on the Plan of Brandywine Pointe, as of record in Plat Book 9700, Page 148, 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 Charles Richard Lanphere and Wife, Robin L. Lanphere by deed from Zaring Homes, Inc. of record in Deed Book 10303, page 849, Register's Office for said County.

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

This conveyance is subject to Restrictive Covenants of record in Deed Book 8120, page 170; Book 8671, page 484; Book 10040, page 30, Register's Office for said County.

This conveyance is subject to easement for Ingress and Egress in Book 11108, page 555; Land Lease for Clubhouse of record in Book 9128, page 615; 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 of said County

This conveyance is subject to Charter for HOA of record in Book 9013, PAGE 39 AND book 9117, page 77, Register's Office of said County.

unimproved ☐

This is improved ☒ property, known as 1908 Myleen Place, 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 15th day of August, 2001.

Charles R. Lanphere by Robin L. Lanphere atty-in-fact
Charles Richard Lanphere

Robin L. Lanphere
Robin L. Lanphere

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 Robin L. Lanphere the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of August, 2001.

My Commission Expires 3/23/02

Notary Public

STATE OF Tennessee
COUNTY OF Wilson

On this the 15th day of August, 2001, before me personally appeared Robin L. Lanphere, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Charles Lanphere, and who acknowledged that he executed the same as the free act and deed of the said Charles Lanphere by virtue of that Power of Attorney, duly executed by the said Charles Lanphere and appearing of record in Book _____, page _____, of Register's Office of Wilson County, Tennessee Inst # 200108 23-0091079

Witness my hand and official seal at Cumberland Title, Hermitage, this 15th day of August, 2001.
My Commission Expires: 3/23/02

Notary Public

File Number2107136
RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122