# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/27/01 10:56 2pgs
Fees:13.00 Taxes:660.45

20010827-0092076

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $178,500.00

Michael H Roden
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF AUGUST, 2001.

NOTARY PUBLIC AT LARGE

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY:**
Premier Title & Escrow, LLC, 111 Westwood Place, Suite 304, Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Michael H. Roden | New South Federal Savings Bank | Map 114-08A |
| (NAME) | (NAME) | |
| 809 Cedar Crest Dr | 1900 Crestwood Boulevard | Parcel 42 CO |
| (ADDRESS) | (ADDRESS) | |
| Nashville, Tennessee 37209 | Birmingham, AL 35283-0180 | |
| (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, **William Toungette and wife, Lisa Toungette,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michael H. Roden and Jean Farrell,** 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:

Land in Davidson County, Tennessee, being Lot No. 42 on the Plan of Cedar Crest Subdivision, Phase II, of record in Book 9700, page 37, 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 William T. Toungette and wife, Lisa Z. Toungette by deed from Fox Ridge Homes, Inc. of record in Book 10492, page 418, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions and easements; (a) 2001 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 9700, page 37, said Register's Office; (c ) Restrictive covenants and Bylaws contained in Book 7213, page 973, Book 10086, page 772, Book 10174, page 199, Book 8424, page 405 and Book 8480, page 693, said Register's Office; and (d) Charter of record in Book 8424, page 180, said Register's Office.

William T. Toungette and William Toungette and Lisa Z. Toungette and Lisa Toungette are one and the same person.

unimproved ☐
This is improved ☒ property, known as 809 Cedar Crest Dr., Nashville, TN 37209
(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 our hands this 23rd day of August, 2001.

William Toungette

Lisa Toungette

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before, the undersigned, a Notary Public, in and for said County and State, the within named, ~~Michael H. Roden and Jean Farrell~~ 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 Brentwood, Tennessee this 23rd day of August, 2001.

Commission expires: My Commission Expires MAR. 26, 2005

JOHN GREGORY HARDEMAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public