WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $112,500.00

Jan A Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF AUGUST, 2001.

Lura K. Perry
Notary Public

MY COMMISSION EXPIRES: Aug. 8, 2004
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 08/30/01 17:01 2pgs
Fees:13.00 Taxes:416.25

20010830-0094489

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
Jason Smith	Cavalry Banking	Map 87
(NAME) 5604 Royal Court	(NAME) P.O. Box 278	Group 05-0-A
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Murfreesboro Tennessee 37133-0278	Parcel 118
(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,
Teri A. McAlister-Ivie and Husband, Kenneth Foster McAlister Jr., HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
Jason Smith and wife, Tracey L. Smith, 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. 146 on the Final Plat of Farmingham Woods, Phase III, as of record in Plat Book 7900, Page 554, 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 Teri A. Ivie having since married now known as Teri A. Ivie-McAlister. by deed from Phillips Builders, Inc. of record in Deed Book 9452, page 294, Register's Office for said County.

Kenneth Foster McAlister, Jr joins in this conveyance to convey any and all rights he may have in this property.

Restrictive Covenants of record in Deed Book 8238, Page 176; Book 8447, Page 635 and Book 9006, Page 409, Register's Office of said County.

Storm Water Detention Agreement in Book 8199, Page 852, Register's Office for said County.

Right - of - Way Easement as shown of record in Deed Book 5109, page 445, Register's Office for said County.

P.U.D. Boundary in Plat Book 7900, Page 173, Register's Office for said County.

Charter of Homeowner's Association as shown of record in Book 8245, Page 768, 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 5604 Royal Court, Hermitage, TN 37076

(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 22nd day of August, 2001.

Teri A. McAlister-Ivie

Kenneth Foster McAlister Jr.

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 Teri A. McAlister-Ivie and Husband, Kenneth Foster McAlister Jr. the bargainors, 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 8/22/2001

My Commission Expire: 8-8-04

LURA K. PERRY
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.

File Number2107439

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