WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/30/01 17:35 2pgs
Fees:13.00 Taxes:510.60

20010830-0094515

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $138,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF AUGUST, 2001

Notary Public

MY COMMISSION EXPIRES: May 11, 2002.
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
1st Trust Title, Inc., 116 Lineberry Boulevard, Ste. 200, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William C. Bell Jr.		Map 64
(NAME)	(NAME)	
4161 Brandywine Pointe Blvd.	NEW OWNER	03-0-B
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		Parcel 94
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, James A. Cain, an unmarried person, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William C. Bell Jr. and wife, Judi W. Bell, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 194 on the Plan of Brandywine Pointe, Phase Six, Section One, as shown of record in Plat Book 7900, Page 805, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

For source of title reference is hereby made to Book 10152, Page 843, Register's Office of Davidson County, Tennessee.

Subject to all matters as shown on plat of record in Book 7900, Page 805, Register's Office of Davidson County, Tennessee.

Subject to restrictions as shown of record in Book 8120, Page 170, and Book 8671, Page 484, and Book 9485, Page 885, Register's Office of Davidson County, Tennessee.

Subject to Easement for Ingress and Egress for Boat Dock as shown of record in Book 11108, Page 555, Register's Office of Davidson County, Tennessee.

Subject to Land Lease for Clubhouse as shown of record in Book 9128, Page 615, Register's Office of Davidson County, Tennessee.

Subject to Charter for Homeowners Association as shown of record in Book 9013, Page 39, and Book 9117, Page 77, Register's Office of Davidson County, Tennessee.

Subject to By-Laws as shown of record in Book 10721, Page 835, Register's Office of Davidson County, Tennessee.

Subject to any and all existing easements, restrictions, right-of-ways, zoning regulations and minimum building setback lines of record.

Subject to any Homeowners Association Fees that may be assessed.

unimproved ☒
This is improved ☐ property, known as 1156 Safety Harbor Cove, 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 29th day of August, 2001.

James A. Cain

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public, James A. Cain, the within named bargainor(s), 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 at Mt. Juliet, Tennessee this 29th day of August, 2001.

Commission expires: May 11, 2002

Delaina D. Davis Notary Public

DELAINA D. DAVIS
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENNESSEE