WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $136,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF ~~SEPTEMBER~~, 2001.

Notary Public

MY COMMISSION EXPIRES: 3/23/02

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

Davidson County DEEDWARR
Recvd: 09/13/01 09:58 2pgs
Fees:13.00 Taxes:505.05
20010913-0099830

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sheree L. McCullough	Greenpoint Mortgage Funding, Inc.	Map 33-06 A
(NAME) 1116 Campbell Rd.	(NAME) 5032 Parkway Plaza Boulevard	
(ADDRESS) Goodlettsville, TN 37072	(ADDRESS) Charlotte North Carolina 28217	Parcel 2.00
(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,
Sandra H. Kelley, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sheree L. McCullough ,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. 60 on the Plan of Section One, Echo Hill Estates, as of record in Plat Book 6900, Page 634 and amended in Book 7601, Page 979, 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 Sandra H. Kelley, unmarried by deed from William C. Frensley and wife, Patricia Marie Frensley of record in Book 9613, page 892, Register's Office for Davidson County, Tennessee.

Declaration of Covenants, Conditions and Restrictions of record in Deed Book 7489, Page 988; Book 9083, Page 26; Book 7699, Page 949; Book 8265, Page 436 and Book 7704, Page 773, Register's Office of said County.

By-Laws in Book 7495, Page 184, Register's Office for said County.

Electric Service Easement to NES as shown of record in Deed Book 7601, Page 979, Register's Office for said County.

Charter of Homeowner's Association as shown of record in Book 7495, Page 177, Register's Office for said County.

Warranty Deed to HOA for Common Area in Book 7704, Page 773, 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 1116 Campbell Rd., Goodlettsville, TN 37072

(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 4th day of September, 2001.

Sandra H. Kelley

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 Sandra H. Kelley, unmarried the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 9/4/2001

My Commission Expire: 3/23/02

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

File Number2108348

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