WARRANTY DEED

Return to:
AMERICAN TITLE COMPANY, INC.
125 Clancy Street
Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $87,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 TH DAY OF OCTOBER, 2001.

Notary Public

MY COMMISSION EXPIRES: 8/4/03

(AFFIX SEAL)

DOLORES E. MILLER NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

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

Davidson County DEEDWARR
Recvd: 10/25/01 13:00 2pgs
Fees:13.00 Taxes:323.75
20011025-0116915

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dakin Taylor	AEGIS Mortgage Corp. d/b/a New America Financial	Map 75
(NAME) 316 Scotts Creek Place	(NAME) 11111 Wilcrest Green Suite 250	Group 12-O-A
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Houston, TX 77042	Parcel 30
(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,
Gary Roberts, a Single Person, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
Dakin Taylor and Wife, Tonia Taylor, 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. 30 on the Revised Plan of Cedar Creek, Phase One, as of record in Plat Book 6900, Page 848, 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 Gary Roberts, a Single Person by deed from Secretary of Veterans Affairs of record in Deed Book 9570, page 32, Register's Office for said County.

Restrictive Covenants of record in Deed Book 7768, Page 238; book 7945, page 901, Register's Office of said County.

Plat sets out By-Laws as shown of record in Deed Book 7768, Page 258, Register's Office for said County.

PUD Boundary of record in Book 6250, page 770, Register's Office for said County.

Charter of Homeowner's Association as shown of record in Book 8414, Page 69, 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 316 Scotts Creek Place, 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 16th day of October, 2001.

Gary Roberts

Gary Roberts

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 Gary Roberts, a Single Person the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 10/16/2001

My Commission Expire: 3/23/02

File Number2110093
RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122