WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/14/01 10:19 2pgs
Fees:13.00 Taxes:669.33

20011214-0138261

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,900.00

Danielle Roberge
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF NOVEMBER, 2001.

Notary Public

MY COMMISSION EXPIRES: 7-20-2003

(AFFIX SEAL)

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
Danielle Roberge	Suntrust Mortgage, Inc.	Map 086
(NAME) 4960 Tulip Grove Road	(NAME) P.O. Box 26149	Group 04-0-B
(ADDRESS) Old Hickory, TN 37138	(ADDRESS) Richmond, VA 23260-6149	Parcel 065
(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,

Donald E. Knowles and Wife, Janet L. Knowles, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Danielle Roberge and Serge Durand, 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. 20 on the Plan of Sunset Oaks, Section Three, as of record in Plat Book 9700, Page 198, 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 Donald E. Knowles and Wife, Janet L. Knowles by deed from Frank Batson Homes, Inc. of record in Deed Book 11036, page 365, Register's Office for said County.

Restrictive Covenants of record in Deed Book 9082, Page 567 and Book 9502, Page 859, Register's Office of said County.

By-Laws in Book 9082, Page 567, Register's Office for said County.

HOA dues – if any.

Charter of Homeowner's Association as shown of record in Instrument No. 199912070300671, 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 4960 Tulip Grove Road, 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 19th day of November, 2001.

Donald E. Knowles

Janet L. Knowles

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 Janet L. Knowles 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. *Donald E. Knowles

Witness my hand and Official seal this 11/19/2001

My Commission Expires: ~~3/23/02~~ 7-20-2003

Notary Public

STATE OF Tennessee
COUNTY OF Davidson

On this the 11/19/2001, before me personally appeared Janet L. Knowles, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Donald E. Knowles, and who acknowledged that she/he executed the same as the free act and deed of the said Donald E. Knowles by virtue of that Power of Attorney, duly executed by the said Donald E. Knowles and appearing of record in Instrument Number _____, of Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at Cumberland Title, Hermitage, this 19th day of November, 2001

My Commission Expires: _____

Notary Public

File Number2110674

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