WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/21/01 09:27 2pgs
Fees:13.00 Taxes:573.50
20011221-0141034

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF DECEMBER, 2001.

_____
Notary Public

MY COMMISSION EXPIRES: 3/23/02
(AFFIX SEAL)

TRACEY HUMPHREYS NOTARY PUBLIC LARGO WILSON COUNTY, TENN.

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
Mitch W. Martin	Countrywide Home Loans, Inc.	Map 108-12
(NAME) 3505 Harborwood Circle	(NAME) 718 Thompson Lane, Ste. 204	Group B
(ADDRESS) Nashville, TN 37214	(ADDRESS) Nashville Tennessee 37204	Parcel 225
(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,

J. David Carter,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Mitch W. Martin and Myra Martin, Husband and Wife ,

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. 1 on the Plan of Final Plat, Section One, Harborview Final Phase, as of record in Plat Book 9700, Page 192, 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 J. David Carter, Married by deed from Precision Homes, Inc. of record in Instrument Number 200104090034849, Register's Office for said County.

This is not the primary residence of the Grantor.

This conveyance is subject to restrictive Covenants of record in Deed Book 10125, Page 494; Book 10344, Page 233; Book 10386, Page 334; Book 10316, Page 891 (By-Laws) and Instrument No. 199912150303474, Register's Office of said County.

Sewer and/or Storm Water Detention Agreement in Book 5856, Page 80 and Book 5856, Page 84, Register's Office for said County.

Storm Water Detention Agreement in Book 10937, Page 376, Register's Office for said County.

Subject to HOA Dues.

This conveyance is subject to any and all existing easements and restrictions of record.

unimproved ☐

This is improved ☒ property, known as 3505 Harborwood Circle, Nashville, TN 37214

(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 20th day of December, 2001.

J. David Carter

STATE of Tennessee
COUNTY of ~~Davidson~~ Wilson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named J. David Carter the bargainor__, 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 12/20/2001

My Commission Expires: 3/23/02

Notary Public

TRACEY TRUMPHOUR NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

File Number2112042

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