Davidson County DEEDWARR
Recvd: 01/14/02 10:37 2pgs
Fees:13.00 Taxes:477.30

20020114-0005317

WARRANTY DEED

ET-01-2285

NOTARY PUBLIC AT LARGE
RITA B. MITCHELL
WILSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $129,000.00

Valerie A. Leonor
Affiant

Subscribed and sworn to before me, this 8th DAY OF January, 2002.

Rita B Mitchell
Notary Public

MY COMMISSION EXPIRES: 5-20-2005
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MARY FRANCES RUDY, ATTORNEY AT LAW
2000 GLEN ECHO ROAD, SUITE 209
NASHVILLE, TENNESSEE 37215

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Peter J. Salcedo	Columbia National Mortgage	
2908 Chesney Court (ADDRESS)	(NAME) 7142 Columbia Gateway Dr. (ADDRESS)	87-I-A-99.00
Hermitage, Tennessee 37076 (CITY) (STATE) (ZIP)	Columbia, MD 21046 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we TODD R. HUNT AND WIFE, NANCY A. HUNT, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto PETER J. SALCEDO AND VALERIE A. LEONOR, UNMARRIED , hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of Section Three, Chesney Glen, of record in Book 9700, Page 401, Register's Office for said County, reference to which is hereby made for a more complete and accurate description.

Being the same property conveyed to Todd R. Hunt and wife, Nancy A. Hunt by deed from Beazer Homes Corp. DBA Phillips Builders, as of record in Book 11006, Page 265, Register's Office for Davidson County, Tennessee.

Subject to restrictions of record in Book 10278, Page 279; Book 10449, Page 215, Book 10449, Page 217, Book 10469, Page 924, Book 10640, Page 944, and to the Charter of the Homeowners Association of record in Book 10290, Page 256, said Register's Office.

The Plan of record in Book 9700, Page 401, said Register's office, shows an Owner's Certificate, a 20 foot minimum building setback line from Chesney Court and the rear line and 5 feet from each side line, and a 20 foot sidewalk, public utility and access easement along the front line of said lot.

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

unimproved ( )
This is improved (X) property, known as 2908 Chesney Court, Hermitage, Tennessee 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 8th day of January, 2002.

Todd R. Hunt

Nancy A. Hunt

STATE OF Tennessee
COUNTY OF Davidson

RITA B. MITCHELL NOTARY PUBLIC AT LARGE WILSON COUNTY, TENNESSEE

Personally appeared before me, , a Notary Public in and for said County and State, the within named Todd R. Hunt and Nancy A. Hunt, the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Hermitage, Tennessee, this 8th day of January, 2002.

My Commission Expires: 5-20-2003

Rita B. Mitchell
Notary Public

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public within and for said County and State aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the 8th day of January, 2002.

My Commission Expires _____

_____
Notary Public

MARY FRANCES RUDY
ATTORNEY - AT - LAW

RETURN TO:
RUDY TITLE AND ESCROW, LLC.

☐ 100 Hazel Path, Suite A
Hendersonville, Tennessee 37075

☐ 111 W. College Street
Murfreesboro, Tennessee 37130

☐ 2000 Glen Echo Road, Suite 209
Nashville, Tennessee 37215

☐ 4733 Andrew Jackson Parkway, Suite 1-C
Hermitage, Tennessee 37076

☐ 224 Old Hickory Boulevard, Suite B
Nashville, Tennessee 37221

☐ 1770 Kirby Parkway, Suite 207
Forum Building III
Memphis, Tennessee 38138