WARRANTY DEED

VIRGINIA L. BOYD NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $148,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF JANUARY, 2002.

Notary Public

MY COMMISSION EXPIRES: 11/16-05

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 01/15/02 10:55 2pgs
Fees:13.00 Taxes:547.60

20020115-0005980

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
Samuel Taylor Beals III	1st Trust Bank for Savings	Map 63
(NAME) 1428 Aaronwood Drive	(NAME) P.O. Box 17257	Group 16-O-B
(ADDRESS) Old Hickory, TN 37138	(ADDRESS) Memphis Tennessee 38187-0257	Parcel 212
(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,

Michael B. Landrieu and Wife, Andrea Z. Landrieu, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Samuel Taylor Beals III and Wife, Kimberly T. Beals, 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. 294 on the Plan of Hampton Park (formerly Chitwood Downs, a Planned unit Development), as of record in Plat Book 6900, Pages 550, 551, and 552 and Certificate of Correction in Book 7462, Page 445 and by Amendment to Change Name in Book 818, Page 112, 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 Michael B. Landrieu and Wife, Andrea Z. Landrieu by deed from Fox Ridge Homes, Inc a/k/a NVR Fox Ridge, Inc of record in Deed Book 10882, page 515, Register's Office for said County.

Restrictive Covenants of record in Deed Book 7351, Page 852; Book 7431, Page 204; Book 7451, Page 739 and Book 8336, Page 393, Register's Office of said County.

Flowage Easements deed to USA as shown of record in Deed Book 2247, Page 75, Register's Office for said County.

Easements as shown of record in Deed Book 7460, Page 930; Book 7489, Page 515; Book 8739, Page 991 and Book 8007, Page 235, Register's Office for said County.

Agreement in Book 8657, Page 179, Register's Office for said County.

Quit Claim Deed to HOA in Book 8207, Page 276 and Deed from HOA in Book 8951, Page 797, Register's Office for said county.

Charter of Homeowner's Association as shown of record in Book 8517, Page 762 and Book 8833, Page 216, Register's Office for said County.

Easements to Metro as shown of record in Deed Book 11030, Page 740 and Book 743, Page 785, Register's Office for said County.

Subject to all matters as set forth per Plat Book 6900, Pages 550, 551 and 552 and Certificate of Correction in Book 7462, Page 445 and by an Amendment to Change Name in Book 818, Page 112, Register's Office of said County.

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

unimproved ☐

This is improved ☒ property, known as 1428 Aaronwood Drive, 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 11th day of January, 2002.

Michael B. Landrieu

Andrea Z. Landrieu

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 Michael B. Landrieu and Wife, Andrea Z. Landrieu 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 1/10/2002

My Commission Expires: 12-06-2003

Notary Public

File Number2112444

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