WARRANTY DEED

PICK-UP

Davidson County DEEDWARR
Recvd: 04/23/02 15:20 2pgs
Fees:13.00 Taxes:1742.70

20020423-0050196

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $471,000.00

Gregory S Gaines
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF APRIL, 2002.

Notary Public

MY COMMISSION EXPIRES: 03-29-05

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
1st Trust Title, Inc., 116 Lineberry Boulevard, Ste. 200, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gregory S. Gaines & wife, Gina P. Gaines		Map 64-3
(NAME)	(NAME)	
4117 Brandywine Pointe Blvd.	NEW OWNER	Group B
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		Parcel 7-CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JAMES H. WAKEFIELD, JR. AND WIFE, MARIEA C. WAKEFIELD**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GREGROY S. GAINES AND WIFE, GINA P. GAINES**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 279 on the revised plat of Brandywine Pointe Subdivison, Phase One, Section 2, Estate Section, of record in Book 7900, Page 172, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.

Being the same property conveyed to James H. Wakefield, Jr. and Mariea Wakefield by Warranty Deed of record in Book 8233, Page 680, Register's Office of Davidson County, Tennessee.

Subject to all matters as shown on plat of record in Plat Book 7900, Page 172, Register's Office of Davidson County, Tennessee.

Subject to Restrictive Covenants as shown of record in Book 8120, Page 170; Book 8120, Page 188; Book 8671, Page 484 and Book 9010, Page 677, Register's Office of Davidson County, Tennessee.

Subject to By-Laws as shown of record in Book 10721, Page 835, Register's Office of Davidson County, Tennessee.

Subject to Charter for Homeowners Association as shown of record in Book 9013, Page 39, and Book 9117, Page 77, Register's Office of Davidson County, Tennessee.

Subject to Land Lease for Clubhouse as shown of record in Book 9128, Page 615, Register's Office of Davidson County, Tennessee.

Subject to Boat Dock Restrictions as shown of record in Book 8695, Page 379; Book 9145, Page 957; Book 9576, Page 846 and Book 9776, Page 427, Register's Office of Davidson County, Tennessee.

Subject to Charter for Boat Dock Association as shown of record in Book 8673, Page 563, Register's Office of Davidson County, Tennessee.

Subject to Parking, Ingress & Egress Easement for Boat Dock as shown of record in Book 11108, Page 555, Register's Office of Davidson County, Tennessee.

Subject to any homeowner association dues that may be assessed.

unimproved ☐
This is improved ☒ property, known as 4117 Brandywine Pointe Boulevard, 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 18th day of April, 2002.

James H. Wakefield Jr.

Mariea C. Wakefield

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public, James H. Wakefield, Jr. and wife, Mariea C. Wakefield, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee this 18th day of April, 2002.

Commission expires: 03/29/03

NOTARY PUBLIC AT LARGE

Notary Public