WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/26/02 10:54 2pgs
Fees:13.00 Taxes:307.10
20020426-0051602

TRACEY TRUMPHOUR NOTARY PUBLIC DAVIDSON COUNTY TENN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $83,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF ~~APRIL, 2002~~

Notary Public

MY COMMISSION EXPIRES: 1-23-06

(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
Robert A Metzler	Mortgage Investors Group, L.P.	Map 75
(NAME) 204 Scotts Creek Trail	(NAME) 8320 E. Walker Springs Lane	Group 12-O-A
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Knoxville Tennessee 37923	Parcel 15
(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,
Heather J. Coakley-Jones and Jimmy D. Jones HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
Robert A Metzler ,unmarried, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN ~~Wilson~~ DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 15 on the Plan of Revised Cedar Creek, Phase One, as of record in Plat Book 6900, Page 848, Register's Office for ~~Wilson~~ 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 Heather J. Coakley by deed from John M. Coakley of record in Instrument Number 199912150303521, Register's Office for said County.

Heather J. Coakley a/k/a Heather J. Jones

Jimmy D. Jones joins in this conveyance to convey any and all rights he may have in this property.

Restrictive Covenants of record in Deed Book 7768, Page 238; Book 7945, Page 901; Book 7768, Page 258 and Book 6213, Page 973, Register's Office of said County.

By-Laws in Book 7768, Page 238, Register's Office for said County.

Easement as shown of record in Deed Book 6250, Page 771; Book 7760, Page 784, Register's Office for said County.

Charter of Homeowner's Association as shown of record in Book 8414, Page 69, 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 204 Scotts Creek Trail, Hermitage, TN 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 19th day of April, 2002.

Heather J. Coakley - Jones

Jimmy D. Jones

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 Heather J. Coakley & Jimmy D. Jones the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 4/19/2002

My Commission Expires: 1-23-06

Notary Public

TRACEY TRUMPHOUR NOTARY PUBLIC AT LARGE WILSON COUNTY

File Number2204179
RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122