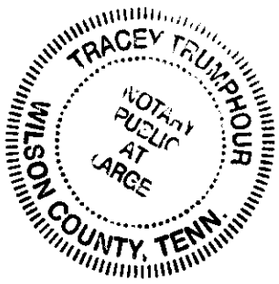
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $189,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH 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
Kelvin S. Prince	GMAC Mortgage Corporation	Map 98-13
(NAME) 109 Breakwater Bay	(NAME) 6 Cadillac Drive, Suite 150	Group A
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Brentwood Tennessee 37027	Parcel 73
(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,
Shirley M. Buchanan and William O. Buchanan, Wife and Husband, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kelvin S. Prince and Wife, Yolanda A. Prince**, 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. 73 on the Plan of Phase One, Section Six, New Hope Point, a Planned Unit Development, as of record in Plat Book 9700, Page 859, 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 Shirley M. Buchanan and William O. Buchanan, Wife and Husband by deed from Continental Development & Construction, Inc. of record in Instrument Number 20000501-0042817, Register's Office for said County.

Declaration of Covenants, Conditions and Restrictions of record in Deed Book 10290, Page 1; Book 10330, Page 782; Book 10659, Page 528; Instrument No. 200006280064247 and Instrument No. 200006280064249, Register's Office of said County.

Easement as shown of record in Deed Book 3911, Page 875, Register's Office for said County.

Charter of Homeowner's Association as shown of record in Instrument No. 200006070056879, **Register's Office for said County.**

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

Davidson County DEEDWARR
Recvd: 04/30/02 12:27 2pgs
Fees:13.00 Taxes:702.63
20020430-0052876

unimproved ☐

This is improved ☒ property, known as 109 Breakwater Bay, 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 29th day of April, 2002.

Shirley M. Buchanan by Tammy Edwards
Shirley M. Buchanan, Atty-in-Fact

William O. Buchanan by Tammy Edwards
William O. Buchanan Atty-in-Fact

STATE OF Tennessee
COUNTY OF Wilson

On this the 4/29/2002, before me personally appeared Tammy Edwards, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Shirley M. Buchanan and William O. Buchanan, Wife and Husband, and who acknowledged that they executed the same as the free act and deed of the said Shirley M. Buchanan and William O. Buchanan, Wife and Husband by virtue of that Power of Attorney, duly executed by the said Shirley M. Buchanan and William O. Buchanan, Wife and Husband and appearing of record in Instrument Number _____, of Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at Cumberland Title, Hermitage, this 29th day of April, 2002

My Commission Expires: 1-23-06

Notary Public

TRACEY TRUMPHOUR NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

File Number2204121

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