WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/22/02 08:22 2pgs
Fees:13.00 Taxes:517.63
20020522-0062134

REBECCA HUDSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN. My Commission Expires April 10, 2004

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF MAY, 2002.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title of Hendersonville
d/b/a Services Management Co. of Tennessee
181 East Main Street, Suite 3
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eddie R. Carter	National Bank of Commerce	63-16-A-22.00
(NAME)	(NAME)	
1760 Aaronwood Drive	115 29th Avenue South	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Nashville Tennessee 37212	
(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, Leslie H. King III , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Eddie R. Carter and Shannon F. Carter , 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. 52 on the Plan of HAMPTON PARK (formerly Chitwood Downs, a Planned Unit Development), as of record in Plat Book 6900, Pages 550, 551 & 552 and corrected in Book 7462, page 445 and amended in Book 8181, 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 Leslie H. King III by deed from Gary David Ruff and wife, Dana A. Ruff formerly Dana A. Dressander of record in Deed Book 11028, page 298, Register's Office for said County.

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

Restrictive Covenants of record in Deed Book 7351, Page 852 and amended in Book 7451, page 739; Book 8336, page 393, Register's Office of said County. This policy insures that said covenants have not been violated to date and any future violation thereof will not result in a forfeiture or reversion of title.

Charter of Homeowner's Association as shown of record in Book 7431, Page 204, Register's Office for said County.

WARRANTY DEED OF FLOWAGE EASEMENT TO CHITWOOD DOWNS TO USA FLOOD CHEATHAM LOCK & DAM PROJECT of record in Bok 2247, page 75, Register's Office for said County.

Easement to C. HOOPER DEVELOPMENT COMPANY as shown of record in Deed Book 7460, Page 930; Book 7489, page 515, Register's Office for said County.

PUBLIC UTILITIES Easement as shown of record in Deed Book 8007, Page 235; Book 8657, page 179, Register's Office for said County.

Plat sets out said property is subject to HOA.

DEED FROM HOA TO JOHN & JUDITH BUTLER of record in Deed Book 8951, page 797, Register's Office for said County.

QUITCLAIM DEED from Barclays to Hampton Park HOA for open space and flood plan of record in Deed Book 8207, page 276, Register's Office for said County.

Easement to FR for ingress and egress as shown of record in Deed Book 8739, Page 991, Register's Office for said County.

unimproved ☐

This is improved ☒ property, known as 1760 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 10th day of May, 2002.

Leslie H. King III

By: Terri Mason, attorney in fact

Terri Mason, Attorney in Fact

STATE OF Tennessee
COUNTY OF Sumner

On this the 5/10/2002, before me personally appeared Terri Mason, 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 Leslie H. King, III, and who acknowledged that he executed the same as the free act and deed of the said Leslie H. King, III by virtue of that Power of Attorney, duly executed by the said Terri Mason and appearing of record in Instrument No. 20020522000 62133, of Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at Cumberland Title, Hendersonville, this 10th Day of May, 2002.

My Commission Expires:

Notary Public

REBECCA HUDSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN. My Commission Expires April 10, 2004

File Number2205006

RETURN TO:
Cumberland Title of Hendersonville
d/b/a Services Management Co. of Tennessee
181 East Main Street, Suite 3
Hendersonville, TN 37075