WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $119,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of May, 2002.

Katherine W Buford
Notary Public

MY COMMISSION EXPIRES: 11-26-05

(AFFIX SEAL)

KATHERINE W. BUFORD NOTARY PUBLIC AT LARGE DAVIDSON CO., TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

Davidson County DEEDWARR
Recvd: 05/28/02 10:52 2pgs
Fees:13.00 Taxes:443.63
20020528-0064166

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian A. Derrick	Franklin Financial Mortgage, Inc.	Map 064
(NAME) 807 Bexhill Court North	(NAME) 110 Third Avenue North	Group 16-0-C
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Franklin, TN 37064	Parcel 59
(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,

Timothy W. Blalock and Karen Scott Blalock, Husband and Wife ,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Brian A. Derrick and Kathryn M. Thill, both Unmarried ,

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. 66 on the Plan of WEMBLEY DOWNS, Section THREE, as of record in Plat Book 8250, Page 108, 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 Timothy W. Blalock and Karen Scott Blalock, Husband and Wife by Quit Claim deed from Timothy W. Blalock and Karen J. Scott of record in Deed Book 10883, page 463, Register's Office for said County.

Charter of Homeowner's Association as shown of record in Book 8404, Page 718, Register's Office for said County.

Plat sets out said property is subject to HOA.

DEED TO HOA of record in Book 8405, page 408, Register's Office of said County.

Restrictive Covenants of record in Deed Book 8304, Page 623; Book 8447, page 633; Book 8646, page 529; Book 8587, page 268; Book 8797, page 915; Book 9522, page 349, Register's Office of said County.

By-Laws of record in Book 9522, Page 349, Book 8304, Page 623, 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 807 Bexhill Court North, 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.

Timothy W. Blalock

Karen Scott Blalock

STATE of Tennessee
COUNTY of Davidson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Timothy W. Blalock and Karen Scott Blalock, Husband and Wife 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 23rd day of May, 2002.

My Commission Expires: 1-23-06

Notary Public

TRACEY TRUMPHOUR NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

File Number2205332
RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122