WARRANTY DEED

JEREMY GOURLEY NOTARY PUBLIC RUTHERFORD COUNTY TN My Comm. Expires January 26, 2005

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $88,000.00

Rachel A Taylor
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF MAY, 2002.

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
613 Potomac Place, Suite #205
Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rachel A. Taylor	Commerce Mortgage Group, LLC	162-12-0-A-99
(NAME)	(NAME)	
1038 Brittany Park Drive	611 Commerce Street, Ste. 2709	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Nashville Tennessee 37203	
(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, Trevor K. England , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Rachel A. Taylor, a Single Woman , 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. 99 on the Plan of Brittany Park, Phase 1B, First Revision, as of record in Plat Book 9700, Page 610, 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 Trevor K. England by deed from Carlton Enterprises, Inc. of record in Instrument #11621-617, Register's Office for said County.

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

Charter of Homeowner's Association as shown of record in Book 10016, Page 900, Register's Office for said County.

Deed to HOA in Book 10021, Page 60 and Book 10789, Page 173, Register's Office for said County.

Subject to all matters as set forth per Plat Book 9700, Page 610, Register's Office of said County.

This conveyance is subject to Restrictive Covenants of record in Deed Book 10016, Page 870; Book 10016, Page 900; Book 10772, Page 988; Book 4202, Page 787; Book 7968, Page 191; Book 8128, Page 92; Book 8174, Page 198 and Book 9938, Page 753, Register's Office of said County.

Davidson County DEEDWARR
Recvd: 05/30/02 12:30 2pgs
Fees:13.00 Taxes:325.60

20020530-0065633

unimproved ☐

This is improved ☒ property, known as 1038 Brittany Park Drive, Antioch, TN 37013

(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 24th day of May, 2002.

Trevor K. England

Trevor K. England

STATE of Tennessee
COUNTY of Cumberland

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Trevor England the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 5/24/2002

My Commission Expires: 6/20/05

Pamela A. Welch

Notary Public

PAMELA WELCH NOTARY PUBLIC TENNESSEE AT LARGE CUMBERLAND

File Number2205336
RETURN TO:
Cumberland Title Company
613 Potomac Place, Suite#205
Smyrna, TN 37167