WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $159,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF JUNE, 2002.

Notary Public

MY COMMISSION EXPIRES: April 10, 2004.
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 06/17/02 10:17 2pgs
Fees:13.00 Taxes:591.63
20020617-0072920

REBECCA HUDSON NOTARY PUBLIC AT LARGE

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
Robert A. Shannon	~~Robert A. Shannon~~ Georgia Bank & Trust Co.	Map 086 Parcel 115
(NAME) 2129 Strombury Drive	(NAME) 3515 Wheeler Road	Group 08-0
(ADDRESS) Hermitage, Tennessee 37076	(ADDRESS) Augusta, GA 30909	
(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, Benton W. Morvant and Wife, Connie M. Morvant , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Robert A. Shannon and Wife, Rena Shannon** , 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. 341, on the Plan of Phase I, Camden Woods, as shown by plat of record in Plat Book 6900, page 697 and 698, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Benton W. Morvant and Wife, Connie M. Morvant by deed from Phillips Builders Inc. of record in Deed Book 9048, page 776, Register's Office for said County.

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

This conveyance is subject to Restrictive Covenants of record in Deed Book 7620, page 561, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Deed Book 9036, page 329, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Deed Book 7657, page 580, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Deed Book 7675, page 926, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Deed Book 9231, page 737, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Deed Book 8241, page 194, Register's Office for said County.

unimproved ☐

This is improved ☒ property, known as 2129 Strombury Drive, 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 14th day of June, 2002.

Benton W. Morvant By Wayne Turner, POA
Benton W. Morvant

Connie M. Morvant By Wayne Turner, POA
Connie M. Morvant

STATE OF Tennessee
COUNTY OF Sumner

On this the 6/14/2002, before me personally appeared Wayne Turner, 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 Benton W. Morvant and Wife, Connie M. Morvant, and who acknowledged that they executed the same as the free act and deed of the said Benton W. Morvant and Wife, Connie M. Morvant by virtue of that Power of Attorney, duly executed by the said Wayne Turner and appearing of record in Book *, page _____, of Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at Cumberland Title, Hendersonville, this 06/04/02

My Commission Expires: 04/10/04.

Rebecca Hudson
Notary Public

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

* 20020617-0072919

File Number2206054

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