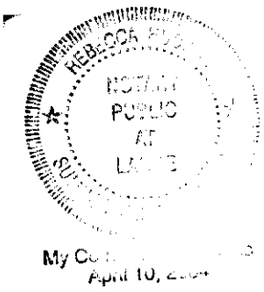
WARRANTY DEED



My Co... April 10, 2...

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $122,650.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF JUNE, 2002.

Notary Public

MY COMMISSION EXPIRES: April 10, 2004.

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 07/01/02 12:01 2pgs
Fees:13.00 Taxes:453.81

20020701-0078713

THIS INSTRUMENT WAS PREPARED BY & Return To:
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
John C. Honeycutt	John C. Honeycutt	86 59
(NAME) 113 Aloha Court	(NAME) Same	Group 01-0
(ADDRESS) Hermitage, TN 37076	(ADDRESS)	
(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, Leona D. Rose , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John C. Honeycutt and Wife, Vickey Honeycutt , 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. 14 on the Plan of HERMITAGE HILLS ADDITIONTO Section FOUR, as of record in Plat Book 3842, Page 128, 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 Leona D. Rose by deed from Charles T. McClain and Linda F. McClain, husband and wife of record in Deed Book 7190, page 371, Register's Office for said County.

Restrictive Covenants of record in Deed Book 4140, Page 232, 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.

This conveyance is subject to Restrictive Covenants of record in Deed Book 4140, page 232, 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 113 Aloha Court, 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 27th day of June, 2002.

Leona D. Rose

Leona D. Rose

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 Leona D. Rose the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 6/27/2002

My Commission Expires: My C... April 10, 2...

Notary Public

File Number2205479

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