WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $89,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF AUGUST, 2002

Notary Public

MY COMMISSION EXPIRES: 7-20-03

(AFFIX SEAL)

LORIE ANN BARTON NOTARY PUBLIC MY COMMISSION EXPIRES: 7-20-03 AT LARGE WILLIAMSON COUNTY

Davidson County DEEDWARR
Recvd: 08/23/02 12:42 2pgs
Fees:13.00 Taxes:329.30
20020823-0102256

THIS INSTRUMENT WAS PREPARED BY
Title Connection, Inc.
761 Old Hickory Blvd. Suite #103
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John T. Hendon	Bankers Mortgage Company	162-12-O-A-19
(NAME) 761 Old Hickory Blvd., Suite 300	(NAME) 5200 Maryland Way, Ste #310	
(ADDRESS) Brentwood, Tennessee 37027	(ADDRESS) Brentwood, TN 37027	
(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, Cynthia E. Brewer, a single person, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John T. Hendon, a single person, 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. 19, Resubdivision of lots 11 thru 30, Brittany Park, Phase 1 A as shown by plat of record in Plat Book 9700, page 263, Boundary Plat of Record in Book 7900, Page 998 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 Cynthia E. Brewer by Warranty Deed dated 9/23/97 from Carlton Enterprises, Inc., recorded 10/3/97 in Book 10633, page 799, Register's Office for Davidson County, Tennessee.

County Taxes for the year **2001 paid in the amount of $983.56** and all subsequent years, a lien, but not yet due and payable. Map 162-12-0-A-19.

Subject to all matters as set forth per Plat Book 9700, Page 263, and in Boundary Plat Book 7900, Page 998 Register's Office of said County.

Restrictive Covenants of record in Deed Book 10016, Page 870, and in Book 10772, Page 988, and in Book 11398, Page 4 Register's Office of said County.

Deed to Home Owners Association of record in Book 11398, Page 193 and in Book 10789, Page 173, and in Book 10021, Page 60 Registers Office for Said County.

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

Agreement of record in Book 9938, Page 753, Registers Office for Said County.

unimproved ☐

This is improved ☒ property, known as 217 Brittany Park Circle, 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 20th day of August, 2002.

Cynthia E. Brewer

Cynthia E. Brewer

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BEFORE ME, the undersigned, a Notary Public in and for said County and State, personally appeared Cynthia E. Brewer, with whom I am personally acquainted or whose identity was proved to me on the basis of satisfactory evidence, and who, under oath, acknowledge that she executed the foregoing instrument for the purposes therein contained and did so as her free act and deed.

WITNESS MY HAND AND OFFICIAL SEAL ON THIS the 20th day of August, 2002.

NOTARY PUBLIC

My Comm. Expires: 7-20-03

LORIE ANN BARTON NOTARY PUBLIC MY COMMISSION EXPIRES: 7-20-03 AT LARGE WILLIAMSON COUNTY

File Number: 12208010

RETURN TO:

Title Connection , Inc.
761 Old Hickory Blvd. Suite #103
Brentwood, Tennessee 37027