WARRANTY DEED

22-1-76A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $99,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF SEPTEMBER, 2002.

NOTARY PUBLIC AT LARGE
MY COMMISSION EXPIRES: Dec. 19, 2004

Notary Public

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 10/04/02 10:57 2pgs
Fees:13.00 Taxes:366.30

20021004-0121269

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher F. Calvin	Columbia National Inc.	Map 74-8
(NAME) 334 Bonnahurst Drive	(NAME) 7142 Columbia Gateway Dr.	Parcel 140
(ADDRESS) Nashville, TN 37071	(ADDRESS) Columbia MD 21046	
(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,
Laurie Ann Stovall – Broach, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
Christopher F. Calvin ,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. 724, Section Seven on the Plan of Hermitage Hills, as of record in Plat Book 3300, Page 62, 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 Laurie Ann Stovall by deed from Dorrence Burt Stovall of record in Instrument Number 200001310009511, Register's Office for said County. Laurie Ann Stovall now know as Laurie Ann Broach

Charter of HOA of record in Book 15, Page 416 and Book 15, Page 451, Register's Office for said County.

Easements of record in Book 412, Page 849, Book 421, Page 372, Book 421, Page 376, Book 421, Page 381 and Book 423, Page 880, Register's Office for said County.

Agreements of record in Book 412, Pages 813, 814 & 815 and Book 701, Page 593, Register's Office for said County.

Restrictive Covenants of record in Deed Book 579, Page 77, Register's Office of said County.

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

unimproved ☐

This is improved ☒ property, known as 334 Bonnahurst Drive, Nashville, TN 37071

(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 30th day of September, 2002.

Laurie Ann Stovall - Broach

STATE of Tennessee
COUNTY of Wilson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Laurie Ann Stovall - Broach 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 9/30/2002

JUSTIN K. TATE-JOHNSON NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN. My Commission Expires Dec. 19, 2004

My Commission Expires:_____

Notary Public

File Number2209316

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