WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/14/02 09:39 2pgs
Fees:13.00 Taxes:691.90

20021014-0125701

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $187,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF OCTOBER, 2002.

Notary Public

MY COMMISSION EXPIRES: April 10, 2004.

(AFFIX SEAL)

REBECCA WOODALL NOTARY PUBLIC AT LARGE DAVIDSON CO., TENNESSEE My Commission Expires April 10, 2004

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
Mary Helen Maupin	Mary Helen Maupin	131 209
(NAME) 4400 Belmont Park Terrace # 209	(NAME) same	Group 03.0-C
(ADDRESS) Nashville, TN 37215	(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, Melissa G. Brannan , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mary Helen Maupin , 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. 209 on the Plan of Arden Place, Section Eight, as of record in Plat Book 5210, Page 7, 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 Melissa G. Brannan by deed from Richard M. Brannan of record in Deed Book 10759, Page 691 and re-recorded in Instrument 20010425-0040975, Register's Office for said County.

Plat sets out said property is subject to HOA.

Restrictive Covenants of record in Deed Book 4628, Page 473 and Book 4916, page 277, book 5129, page 120, book 5351, page592, book 4754, page 455, book 5019, page 942, book 5163, page 384, book 5514, page 636, book 4819, page 564, book 5091, page 66, book 5231, page 375, Register's Office of said County.

Subject to all matters as set forth per Plat Book 5210, Page 7, Register's Office of said County.

Plat sets out By-Laws as shown of record in Deed Book 4754, Page 455, 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 4400 Belmont Park Terrace 209, Nashville, TN 37215

(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 10th day of October, 2002.

Melissa G. Brannan by Rebecca Hudson, POA

Melissa G. Brannan

State of Tennessee
County of Sumner

On this the 10th day of October, 2002, before me, Notary Public, the undersigned officer, personally appeared Rebecca Hudson, known to me (or satisfactorily proven) to be the person whose name is subscribed as attorney in fact for Melissa G. Brannan, and acknowledged that he/she executed the same as the act of his/her principal for the purposes therein contained.

In witness whereof I hereunto set my hand and official seal.

My Commission Expires: _____

Notary Public

DEBBIE WOODALL NOTARY PUBLIC AT LARGE My Commission Exp. Jan 29, 2006 DAVIDSON CO., TENNESSEE

File Number2209708

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