Davidson County DEEDWARR
Recvd: 12/13/02 13:28 2pgs
Fees:13.00 Taxes:1036.00
20021213-0153963

WARRANTY DEED

BOX 58-A

PREPARED BY:
RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00 OR 90.00%

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF DECEMBER, 2002.

Notary Public

MY COMMISSION EXPIRES: 5-14-07
(AFFIX SEAL)

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
Robert E. Middleton	Regions Bank	Map 64
(NAME) 4005 Brandywine Point Boulevard	(NAME) 605 S. Perry St.	Group 03-0-A
(ADDRESS) Old Hickory, TN 37138	(ADDRESS) Montgom, AL 36104	Parcel 21
(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,

Ben W. Duggan, Jr. and Wife, Jean B. Duggan, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Robert E. Middleton and Wife, Angela W. Middleton, 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. 4 on the Plan of PHASE TWO-A OF BRANDYWINE POINTE, as of record in Plat Book 7900, Page 351, 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 Ben W. Duggan, Jr. and Wife, Jean B. Duggan by deed from GTR Development, Inc. of record in Deed Book 9862, page 847, Register's Office for said County.

DECLARATION OF DOCK ASSN as shown of record in Deed Book 8695, Page 379; Book 9576, page 846, Register's Office for said County.

ARTICLES OF CORPORATION as shown of record in Deed Book 9013, Page 13, Register's Office for said County.

Charter of Homeowner's Association as shown of record in Book 8637, Page 563, Register's Office for said County.

Plat sets out said property is subject to HOA.

Restrictive Covenants of record in Deed Book 8120, Page 170; Book 8544, page 818; Book 8671, page 484; Book 9010, page 627; Book 8695, page 379, Register's Office of said County.

Plat sets out By-Laws as shown of record in Deed Book 8120, Page 170; Book 10721, page 835, 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 4005 Brandywine Point Boulevard, Old Hickory, TN 37138

(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 6th day of December, 2002.

Ben W. Duggan, Jr.

Jean B. Duggan

STATE of ARKANSAS
COUNTY of Pulaski

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Ben W. Duggan, Jr. and Wife, Jean B. Duggan the bargainor with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 04 day of December, 2002

My Commission Expires: 07/26/2009

Notary Public

DOYLE WESLEY MEADOWS NOTARY PUBLIC MY COMM. EXP. 7/26/09 PULASKI CO., ARKANSAS

File Number2211558
RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122