WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/18/02 14:23 2pgs
Fees:13.00 Taxes:428.83

20021218-0156250

STATE OF TENNESSEE
COUNTY OF **Davidson**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF NOVEMBER, 2002.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

RICHARD REAVES
NOTARY PUBLIC
My Commission Expires MAY 28, 2003

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
Jennifer Cary	Same	Map 64, 16-0-C, 107
(NAME)	(NAME)	
1204 Wembley Drive		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(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, Ronald W. Spears, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jennifer L. Cary, 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. 62 on the Plan of WEMBLEY DOWNS, Section FOUR, as of record in Plat Book 7900, Page 456, 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 Ronald W. Spears, unmarried by deed from Jacqueline Mae Spears of record in Deed Book 10708, page 585, Register's Office for said County.

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

This conveyance is subject to Restrictive Covenants of record in Deed Book 8304, page 623, 8447-633, 8587-268, 8646-529, 8797-915 and 9522-349, Register's Office for said County.

Plat sets out By-Laws as shown of record in Deed Book 9522, Page 349, Register's Office for said County.

Charter of Homeowner's Association as shown of record in Book 8404, Page 718, Register's Office for said County.

Deed to HOA as shown of Record in Deed Book 8405, Page 408, Register's Office for said County.

unimproved ☐

This is improved ☒ property, known as 1204 Wembley Drive, 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 19th day of November, 2002.

Ronald W. Spears

Ronald W. Spears

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 Ronald W. Spears, unmarried the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 11/19/2002

My Commission Expires: 1-23-06

Notary Public

WILSON COUNTY TENN.
TRACEY TRUMPHOUR
NOTARY PUBLIC AT LARGE

File Number2210576
RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122