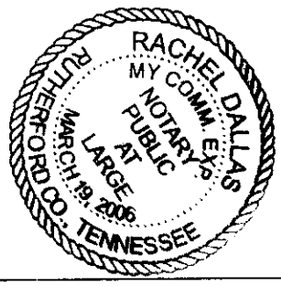
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00

Bret F. Cox
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF FEBRUARY, 2003.

Rachel Dallas
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
613 Potomac Place, Suite #205
Smyrna, TN 37167

Davidson County DEEDWARR
Recvd: 03/03/03 14:15 2pgs
Fees:13.00 Taxes:425.50

20030303-0027607

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bret F. Cox	Wilson Bank & Trust	Map: 175-08-0
(NAME) 3904 Rock Creek Drive	(NAME) 623 West Main Street	Parcel: 38.00
(ADDRESS) Antioch, TN 37013	(ADDRESS) Lebanon Tennessee 37087	
(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, Sam Panya and Wife, Tammy Panya , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bret F. Cox, Married , 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. 55 on the Final Plat of Hickory Woods, Section A, as of record in Plat Book 6900, Page 51 corrected by Surveyor's Certificate of Correction to reflect a change of street name of record in Book 7582, Page 167, 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 Sam Panya and Tammy Panya (who acquired title as Tammy Chanthalasy) by deed from Deluxe Homes Inc., a Tennessee Corporation of record in Deed Book 10266, page 549, Register's Office for Davidson County, Tennessee.

Subject to all matters as set forth per Plat Book 6900, Page 511, Surveyor's Certificate of Correction of record in Book 7582, Pages 166 and 167 and Certificate of Name Change of record in Book 9997, Page 844, all of record in the Register's Office of said County.

Restrictive Covenants of record in Book 7422, Page 235 (HOA), Book 7422, Page 301, Book 7857, Page 87 (HOA), Book 7857, Page 94, Book 7876, Page 67 (HOA), Book 7876, Page 75, Book 9616, Page 470, Book 9616, Page 477, Book 9678, Page 187, Book 9680, Page 319 (HOA), Book 9764, Page 44 and Instrument No. 20010614-0062710,, Register's Office of said County.

By-Laws of record in Book 7932, Page 648 and Book 9678, Page 213, Register's Office for said County.

TVA Easement of record in Book 437, Page 39, Register's Office for said County.

Easement to Nashville Gas Company of record in Book 5909, Page 915, 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 3904 Rock Creek Drive, 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 24th day of February, 2003.

Sam Panya

Tammy Panya

STATE of Tennessee
COUNTY of Rutherford

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Sam Panya and Wife, Tammy Panya the bargainors, 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 2/24/2003

My Commission Expires:_____

Notary Public

RACHEL DALLAS
MY COMM. EXP.
NOTARY PUBLIC
AT
LARGE
MARCH 19, 2006
RUTHERFORD CO., TENNESSEE

File Number2302077
RETURN TO:
Cumberland Title Company
613 Potomac Place, Suite#205
Smyrna, TN 37167