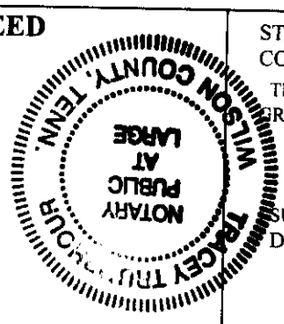
# WARRANTY DEED




STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,435.00

Gregory R Maggio
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF JUNE, 2003.

Notary Public

MY COMMISSION EXPIRES: 1-23-06
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 06/16/03 15:18 2pgs
Fees:13.00 Taxes:445.61

20030616-0082638

**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 |
|---|---|---|
| Gregory R Maggio | America's Wholesale Lender | Map 64, 16-0-C, 78 |
| (NAME) 909 Bexhill Court South | (NAME) 7105 Corporate Drive PTX-A-195 | |
| (ADDRESS) Hermitage, TN 37076 | (ADDRESS) Plano Texas 75024 | |
| (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, Michael D. Pugh SR., married, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gregory R Maggio, a Married Man, All as Community Property, 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. 31 on the Plan of Wembley Downs, Section Four, as shown by plat of record in Plat Book 7900, page 456, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Clatie Pugh and Michael D. Pugh SR., as tenants in common with right of survivorship by deed from Teresa Bult and Ryan Bult, wife and Husband, Cornelius Bult and Kathleen Bult, Husband and wife of record in Instrument # 20011004-0107854, Register's Office for said County.

Clatie Pugh now being deceased.

**This is not the primary residence of the grantor.**

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, and Deed Book 8797, Page 914, 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.

Plat sets out said property is subject to HOA

Quitclaim Deeds to Homeowner's Association as shown of record in Book 8405, Page 408, Register's Office for said County.

unimproved ☐

This is improved ☒ property, known as 909 Bexhill Court South, 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 12th day of June, 2003.

Michael D. Pugh SR.

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 Michael D. Pugh SR., married 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 6/12/2003

My Commission Expires: 1-23-06

Notary Public

NOTARY PUBLIC AT LARGE
TRACEY TRUMPHOUR
WILSON COUNTY, TENN.

**File Number2305677**
**RETURN TO:**
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122