WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/25/03 14:58 2pgs
Fees:13.00 Taxes:259.15

20030625-0087417

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$70,040.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF JUNE, 2003.

Notary Public

MY COMMISSION EXPIRES: 11-27-04

(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
Leslie Douthat	CTX Mortgage Co.	Map 43
(NAME)	(NAME)	
100 Cedarwood Lane	P.O. Box 199077	Group 02-0-A
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	DALLAS, TX 75219-9077	Parcel 100
(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,
Ila Ruth Myers-Bennett, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
Leslie E. Douthat, a single person, 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. 100, Unit "A" on the Plan of Cedar Courtyard Homes, Phase One,, as of record in Plat Book 5200, Page 61, 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 Ila Ruth Myers by deed from Barry L Myers of record in Instrument Number , page 20030115-0006188, Register's Office for said County. Ida Ruth Myers now known as Ida Ruth Myers Bennett

Restrictive Covenants of record in Deed Book 5302, Page 546 and Book 5495, page 661, Register's Office of said County. to date and any future violation thereof will not result in a forfeiture or reversion of title.

Plat sets out By-Laws as shown of record in Deed Book 5307, Page 231, Register's Office for said County.

Charter of Homeowner's Association as shown of record in Book 5307, Page 226, 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 100 Cedarwood Lane, Madison, TN 37115

(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 13th day of June, 2003.

Ila Ruth Myers-Bennett

Ila Ruth Myers-Bennett

STATE of Tennessee
COUNTY of Wilson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Ila Ruth Myers-Bennett the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 6/13/2003

My Commission Expires: 1-23-06

Notary Public

TRACEY TRUMPHOUR NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

File Number2306074

~~**RETURN TO:**~~

Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

Return To:
Advantage Title & E
109 Kenner Ave.
Nashville, TN 37205
615-292-26
#730