WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $132,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF SEPTEMBER, 2003.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL):

NOTARY PUBLIC AT LARGE
WILSON COUNTY
MY COMMISSION EXPIRES MAY 29, 2006

Davidson County DEEDWARR
Recvd: 10/14/03 11:21 2pgs
Fees:13.00 Taxes:491.73

20031014-0152013

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
William S. Henderson	Same	Map 50-03
(NAME)	(NAME)	
1602 Berrywood Way		Group B
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37207		Parcel 167.00
(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,
Karen V. Crouse and husband Danny R. Crouse, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William S. Henderson and Wife, Tiffany K. Henderson , 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. 80 on the Plan of Mulberry Downs, Phase 1-B, as of record in Plat Book 7900, Page 818, 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 Karen V. Crouse ,married by deed from Marshall W Kelley and wife, Julie T Kelley of record in Instrument Number 200103290030233, Register's Office for said County.

Danny R. Crouse joins in this conveyance to convey any and all rights he may have in this property.

Charter of Homeowner's Association as shown of record in Book 8164, Page 37 , Register's Office for said County.

Restrictive Covenants of record in Deed Book 8053, Page 316 and Book 9892, page 939, Register's Office of said County.

Deed of conveyance in Book 8486, page 320 and Book 8486, page 325, 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 1602 Berrywood Way, Brentwood, TN 37207

(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 25th day of September, 2003.

Karen V. Crouse

Danny R. Crouse

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 Karen V Crouse and Danny R. Crouse 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 9/25/03

My Commission Expires: 12-19-04

KRISTIN K. TATE-JOHNSON NOTARY PUBLIC AT LARGE HERFORD COUNTY, TENN. My Commission Expires Dec. 19 2004

Notary Public

File Number23090355

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