WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $234,900.00

*Wilson C. Ward
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF OCTOBER, 2003.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
695 President Place , Suite #202
Smyrna, TN 37167

Davidson County DEEDWARR
Recvd: 10/23/03 15:58 2pgs
Fees:13.00 Taxes:869.13

20031023-0157093

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wilson C. Ward	Professional Mortgage Group, Inc.	Map 164-70, Group A, Parcel 144.00
(NAME) 3116 Pony Ridge Way	(NAME) 1535 W. Northfield Blvd, Suite 2	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Murfreesboro Tennessee 37129	
(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, Rex Creviston Homes, LLC , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Wilson C. Ward and Pamela D. Ward, husband and wife , 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. 190 on the Plan of Village Three, Summerfield as of shown by plat of record in Instrument No. 20001006-0099706 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 part the same property conveyed to Rex Creviston Homes, LLC by Warranty Deed dated July 22, 2002 from Summerfield Development, LLC of record in Instrument No. 20020827-0103317, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Rex Creviston Homes, LLC by deed from Summerfield Development, LLC of record in Instrument # 200208270103317, Register's Office for said County.

Subject to all matters as set forth per plan of record in Instrument No. 20011006-0099706, Register's Office of said County.

Restrictive Covenants of record in Book 11588, Page 484, Book 11669, Page 376, Instrument No. 20010308-0021946 and Instrument No. 20010504-0046260, Register's Office of said County.

By-Laws as shown of record in Book 11648, Page 662 and Instrument No. 20010504-0046261, Register's Office for said County.

Charter as shown of record in Book 11648, Page 660 and Instrument No. 20010326-0028531, Register's Office for said County.

Easements of record in Book 1141, Page 327, Instrument No. 20000113-004777, Instrument No. 2000913-0091247 and Instrument No. 2000913-0091249, Register's Office for said County.

Quitclaim Deed to Homeowner's Association for Open Space of record in Instrument No. 20000913-0091248 and Instrument No. 20010514-0049520, 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 3116 Pony Ridge Way, 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 our hands this 17th day of October, 2003.

Rex Creviston Homes, LLC

By: _____

Attest: _____

STATE of Tennessee
COUNTY of Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Rex Creviston with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledge himself to be a Chief Manager of Rex Creviston Homes, LLC, the within named bargainer, a Limited Liability Company, and that Rex Creviston as such Chief Manager, executed the foregoing instrument for the purposes therein contained, by signing the name of the Limited Liability Company by Rex Creviston as Chief Manager.

Witness my hand and official seal this 10/17/2003

My Commission Expires _____

DEBBIE C. WILLIAMS NOTARY PUBLIC AT LARGE MY COMM. EXP. MARCH 20, 2005 RUTHERFORD CO., TENN.

Notary Public

File Number23090587

RETURN TO:
Cumberland Title Company
695 President Place , Suite #202
Smyrna, TN 37167