WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $131,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF DECEMBER, 2003.

Notary Public

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

TRACEY TRUMPHOUR NOTARY PUBLIC AT LARGE WILSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

Davidson County DEEDWARR
Recvd: 01/06/04 13:28 2pgs
Fees:13.00 Taxes:484.70
20040106-0002030

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tracy Rion	First State Bank	Map 87
(NAME) 4224 Chesney Glen Drive	(NAME) 5200 Maryland Way	Group 01-0-A
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Brentwood Tennessee 37027	Parcel 5
(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 A. Simon and wife, Cindy Simon
, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
Tracy Rion , single, 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. 5 on the Plan of CHESNEY GLEN , Section 1-A, as of record in Plat Book 9700, Page 288, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.
|3|

Being the same property conveyed to Michael A. Simon ,unmarried by deed from Beazer Homes Corp d/b/a Phillps Builders of record in Deed Book 10949, page 212, Register's Office for said County. Michael A Simon now married to Cindy Simon

Cindy Simon joins in this conveyance to convey any and all rights she may have in this property.

DEED TO HOA as shown of record in Deed Book 11577, Page 623; Book 10420, page 356, Register's Office for said County.

Charter of Homeowner's Association as shown of record in Book 10290, Page 256, Register's Office for said County.

STORM WATER DETENTION AGREEMENT as shown of record in Deed Book 10357, Page 915, Register's Office for said County.

Restrictive Covenants of record in Deed Book 10278, Page 279; Book 10449, page 215; Book 10449, page 217; Book 10469, page 924; Book 10528, page 73; Book 10640, page 944; Book 10317, page 674, Register's Office of said County

This conveyance is subject to any and all existing easements and restrictions of record.

unimproved ☐

This is improved ☒ property, known as 4224 Chesney Glen Drive, 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 23rd day of December, 2003.

Michael A. Simon

Cindy Simon by Michael A Simon, Attorney-in-fact

Cindy Simon
By: Michael A Simon, Attorney-in-fact

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 Michael A. Simon ,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 12/23/2003

My Commission Expires: 1-23-06 Notary Public

TRACEY TRUE NOTARY PUBLIC AT LARGE WILSON COUNTY

STATE OF Tennessee
COUNTY OF Wilson

On this the 23rd day of December, 2003, before me personally appeared Michael Simon, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Cindy Simon, and who acknowledged that he executed the same as the free act and deed of the said he by virtue of that Power of Attorney, duly executed by the said Cindy Simon and appearing of record in Instrument Number 20040106 0003029, of Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at Mt Juliet, this 23rd day of December, 2003.

My Commission Expires: 1-23-06

Notary Public

TRACEY TRUE NOTARY PUBLIC AT LARGE WILSON COUNTY

File Number23120111

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