WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF JANUARY, 2004.

Notary Public

MY COMMISSION EXPIRES: 3-19-06

(AFFIX SEAL)

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

Davidson County DEEDWARR
Recvd: 02/09/04 09:08 2pgs
Fees:13.00 Taxes:705.33

20040209-0015085

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donna S. Brown	Professional Mortgage Group	Map 164-10-A-187.00
(NAME) 3604 Bentfield Drive	(NAME) 1535 W. Northfield Blvd Ste 1	
(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 Donna S. Brown, unmarried and Catherine Brown, unmarried , 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 all of Lot No. 402 on the Plan of Village Three Summerfield, as of record in Plat Instrument No. 200010060099706, 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 Rex Creviston Homes, LLC by deed from Summberfield Development, LLC of record in Instrument #700302100018428, Register's Office for said County.

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 11588, page 484, Deed Book 11669, Page 376, Instrument #200103080021946, and Instrument #200105040046260, Register's Office for said County.

Subject to all matters as set forth per Instrument #200010060099706, Register's Office of said County.

Charter of Homeowner's Association as shown of record in Book 11648, Page 660, Instrument No. 200103260028531, Register's Office for said County.

Easement as shown of record in Deed Book 1141, Page 327, Instrument No. 200010060099706, Instrument No. 200001130004777, Register's Office for said County.

Quitclaim Deed to HOA for open space as shown of record in Instrument No. 200105140049520, Instrument No. 200009130091248, Instrument No. 2000091300912489, Instrument No. 200009130091247, Register's Office for said County.

By-Laws as shown of record in Deed Book 11648, Page 662, Instrument No. 200105040046261, Register's Office for said County.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easement of record, (3) all subdivision / condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 3604 Bentfield Drive, 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 27th day of January, 2004.

Rex Creviston Homes, LLC

By: _____
Rex Creviston, Chief Manager

Attest: _____

STATE of Tennessee
COUNTY of Rutherford

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 he 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 1/27/2004

My Commission Expires 3-19-04

_____
Notary Public

RACHEL DALLAS
COMMISSION EXP.
Notary Public At Large
03-19-2006
RUTHERFORD COUNTY, TN

File Number24010241
RETURN TO:
Cumberland Title Company
695 President Place , Suite #202
Smyrna, TN 37167