Davidson County DEEDWARR
Recvd: 02/13/04 15:30 2pgs
Fees:13.00 Taxes:758.13

20040213-0017659

WARRANTY DEED

WALTER E. PHILLIPS Notary Public At Large RUTHERFORD COUNTY, TN

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $204,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF FEBRUARY, 2004.

Notary Public

MY COMMISSION EXPIRES: 5/23/06
(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edi M. Pineda	Same	Map 164-10, Group A, Parcel 186.00
(NAME)	(NAME)	
3600 Bentfield Drive		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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 Edi M. Pineda and Wife, Lidia Pineda* , 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. 401 on the Plan of Village Three, Summerfield as 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 the same property conveyed to Rex Creviston Homes, LLC by deed from Summerfield Development, LLC of record in Instrument No. 20020514-0059416, Register's Office for said County.

Subject to all matters as set forth per Plat of record in Instrument No. 20001006-0099706, 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. This policy insures that said covenants have not been violated to date and any future violation thereof will not result in a forfeiture or reversion of title.

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

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

Homeowner's Association Open Space as shown in Instrument No. 20010514-0049520, Register's Office for said County.

Sewer Easements of record in Instrument No. 20000913-0091247, Instrument No. 20000913-0091248, Instrument No. 20000913-0091249 and Instrument No. 20011006-0099706, Register's Office for said County.

Easement to Southern Bell Telephone and Telegraph as shown of record in Book 1141, Page 327, Register's Office for said County.

Storm Water Detention Agreement of record in Instrument No. 20000113-004777, 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 (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 3600 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 6th day of February, 2004.

Rex Creviston Homes, LLC

By: _____

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 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 2/6/2004

My Commission Expires 5/23/06

Notary Public

WALTER E. PHILLIPS
Notary Public At Large
RUTHERFORD COUNTY, TN

File Number24020084
RETURN TO:
Cumberland Title Company
695 President Place , Suite #202
Smyrna, TN 37167