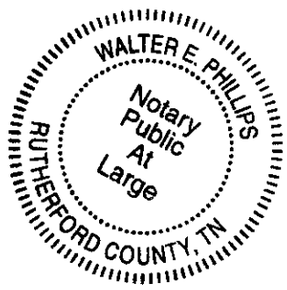
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $174,900.00

Jemice Cheatham
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF MARCH, 2004.

Walter E. Phillips
Notary Public

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

Davidson County DEEDWARR
Recvd: 03/23/04 15:23 2pgs
Fees:13.00 Taxes:647.13

20040323-0032826

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
Jemice Cheatham	Countrywide Home Loans	Map 164-10, Group A, Parcel 180.00
(NAME) 3204 Streamridge Court	(NAME) 3011 Armory Drive, Suite 120	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Nashville Tennessee 37204	
(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 Jemice Cheatham, Married , 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. 395 on the Plan of Village Three, Summerfield, as of record in Plat recorded 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 #200212130153829, 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.

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. 20000113-0004777, Register's Office for said County.

By-Laws as shown of record in Book 11648, Page 610 and Instrument No. 20010504-0046261, Register's Office for said County.

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

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

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

Grant of Permanent Easement of record in Instrument No. 20000824-0083643, 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 3204 Streamridge Court, 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 12th day of March, 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 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 3/12/2004

My Commission Expires 5/23/06

Walter E. Phillips

Notary Public

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

File Number24020125
RETURN TO:
Cumberland Title Company
695 President Place , Suite #202
Smyrna, TN 37167