Davidson County DEEDWARR
Recvd: 03/29/04 13:22 2pgs
Fees:13.00 Taxes:229.40

20040329-0034959

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION, OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $62,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF MARCH, 2003.

Notary Public

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

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Keith Youngster	GreenPoint Mortgage Funding, Inc.	Map 75-07
(NAME) 1025 Highland Cr.	(NAME) P.O. Box 80747	Parcel 287.00
(ADDRESS) Madison, TN. 37115	(ADDRESS) Atlanta Georgia 30366	
(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,
Joshua L. Collier, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
Keith Youngster, 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:**

Land in Davidson County, Tennessee, being Lot No. 11-A on the Plan of Zone Lot Division of Lots 1, 2, 3, 4, 6, 7, 8, 10, 11, 12, 13, 14, 16, 17, 18, 20 and 21, Rachel's Square, Section One, as of record in Plat Book 6250, Page 539, 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 Joshua L. Collier, unmarried by Warranty Deed dated May 15, 2001 from Eve Drummonds, unmarried of record in Instrument No. 20010518-0051966, Register's Office for Davidson County, Tennessee.

Restrictive Covenants of record in Book 6455, Page 135, Book 6619, Page 777 and Book 8030, Page 757, Register's Office of said County.

By-Laws as shown of record in Book 6619, Page 782, Register's Office for said County.

Charter of Homeowner's Association as shown of record in Book 6683, Page 576, 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 306 Rachel Court, 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 25th day of March, 2003.

Joshua L. Collier, by Ralph Douglas Collier, Atty. in fact

STATE OF Tennessee
COUNTY OF Wilson

* 20040329-0034958

On this the 25th day of March, 2004 before me personally appeared Ralph Douglas Collier, 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 Joshua L Collier, and who acknowledged that he executed the same as the free act and deed of the said Joshua L Collier by virtue of that Power of Attorney, duly executed by the said Joshua L Collier and appearing of record in Instrument Number *, of Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at Mt Juliet, this 25th day of March, 2004.

My Commission Expires: 1-23-06

Notary Public

WILSON COUNTY, TENN. NOTARY PUBLIC AT LARGE

File Number2403020

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