WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/15/04 09:10 2pgs
Fees:13.00 Taxes:835.83

20040415-0042328

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF APRIL, 2004.

Notary Public

MY COMMISSION EXPIRES: 03/30/06

(AFFIX SEAL)

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

JUDY REED NOTARY PUBLIC RUTHERFORD COUNTY, TENNESSEE

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Demetre Durham	The CIT Group / Consumer Finance, Inc. (TN) ISAOA appearing as of reocrd as MERS, Inc. as the insured	Map: 164
(NAME) 3616 Bentfield Drive	(NAME) 545 Marriot Drive	Group: 10-0-A
(ADDRESS) Antioch, TN 37013	(ADDRESS) Nashville Tennessee 37214	Parcel: 190
(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 Demetre Durham and Natalie Durham, Husband and Wife , 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. 405 on the Plan of Summerfield, Village Three, as of record in Instrument No. 2000100560099706, 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. 200211110138749, Register's Office for said County, executed on 10/29/02 and filed on 11/11/02.

Subject to all matters as set forth per Instrument No. 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 to Southern Bell as shown of record in Deed Book 1141, Page 327, Register's Office for said County.

Storm Water Detention as shown of record in Instrument No. 20000113-0004777, Register's Office for said County.

Deed to HOA as shown of record in Instrument No. 200105140049520, Register's Office for said County.

Sewer Easement as shown of record in Instrument No. 200009130091248, Instrument No. 20000913-0091249, Instrument No. 200009130091247, Register's Office for said County.

Easement as shown of record in Instrument No. 20001006-0099706, Register's Office for said County.

Plat sets out said property is subject to HOA.

Restrictive Covenants of record in Deed Book 11588, Page 484, Book 11669, Page 376, Instrument No. 200103080021946, Instrument No. 200105040046260, Register's Office of said County.

By-Laws as shown of record in Deed Book 11648, Page 6102, Instrument No. 200105040046261, 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 3616 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 5th day of April, 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, acknowledged 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 5th day of April 2004

My Commission Expires 02/20/06

Notary Public

JUDY REED NOTARY PUBLIC RUTHERFORD COUNTY, TENNESSEE

File Number2403235
RETURN TO:
Cumberland Title Company
695 President Place , Suite #202