WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $169,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF APRIL, 2004.

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

Davidson County DEEDWARR
Recvd: 04/29/04 13:39 2pgs
Fees:13.00 Taxes:627.15
20040429-0048777

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Evans Twumasi	Wilson Bank & Trust	Map 136
(NAME) 309 Kottas Place	(NAME) 623 West Main Street	Group 05-0-A
(ADDRESS) Nashville, TN 37217	(ADDRESS) Lebanon Tennessee 37087	Parcel 12
(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, Susan H. Dobbins, An Unmarried Person , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Evans Twumasi and Wife, Constance Twumasi , 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. 12 on the Plan of Bayview Estates, Phase One, First Revision as of record in Plat Book 9700, Page 920 which voids and vacates Plat Book 9700, Page 797, 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 Susan H. Dobbins by Warranty Deed dated December 19, 2003 from Scott R. Albright and Angela P. Albright, husband and wife of record in Instrument No. 20040108-0002976, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

Restrictive Covenants of record in Book 10323, Page 55, Book 10727, Page 268, Book 11019, Page 911, Book 11251, Page 126, Book 11271, Page 163 and Instrument No. 20020104-0001403, Register's Office of said County.

By-Laws as shown of record in Book 10323, Page 86, Register's Office for said County.

Deed Homeowner's Association as shown of record in Instrument No. 20000710-0068261, Register's Office for said County.

Easements as shown of record in Book 3708, Page 237, Book 7830, Page 233, Book 10085, Page 576, Book 10339, Page 233 and Book 11762, Page 271, Register's Office for said County.

Landscape Agreement as shown of record in Book 10339, Page 298, Register's Office for said County.

Subject to Homeowner's Association Dues.

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 309 Kottas Place, Nashville, TN 37217

(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 28th day of April, 2004.

Susan H. Dobbins

STATE of Tennessee
COUNTY of ~~Davidson~~ Wilson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Susan H. Dobbins the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 4/28/2004

My Commission Expires: 1-23-06

Notary Public

File Number2404227
RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

