WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $159,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF APRIL, 2004.

Notary Public

MY COMMISSION EXPIRES: 6/9/07

(AFFIX SEAL)

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

Return

Davidson County DEEDWARR
Recvd: 05/04/04 13:48 2pgs
Fees:13.00 Taxes:591.63

20040504-0050622

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Siu-Ching Suen	Columbia National Incorporated	Map 108
(NAME) 1337 Timber Valley Drive	(NAME) 216 Centerview Drive Suite 102	Group 12-0-B
(ADDRESS) Nashville, TN 37214	(ADDRESS) Brentwood Tennessee 37027	Parcel 89
(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, Shirley Bridges and Husband, Jeffrey Bridges , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Siu-Ching Suen and Wife, Rosemary Suen , 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. 188 on the Plan of HARBORVIEW, Section TWO, PHASE I-A, as of record in Plat Book 6900, Page 756, 757AND 758, 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 Shirley Hodnett Baker by deed from ROBERT HUNT BAKER of record in Deed Book 10605, page 896 AND FILED FOR RECORD ON SEPTEMBER 11, 1997, Register's Office for said County.

Shirley Hodnett Baker now married and now known as Shirley Bridges.

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

Charter of Homeowner's Association as shown of record in Book 7522, Page 339; Book 8263, page 554, Register's Office for said County.

Plat sets out said property is subject to HOA.

DEED TO HOA as shown of record in Deed Book 8297, Page 376, Register's Office for said County.

Easements as shown of record in Deed Book 5856, Pages 80 and 84, Register's Office for said County.

DEED TO METRO as shown of record in Deed Book 6147, Page 886 AND 893, Register's Office for said County.

STORM WATER DETENTION AGREEMENT as shown of record in Deed Book 7390, Page 270, Register's Office for said County.

INGRESS AND EGRESS Easement as shown of record in Deed Book 8068, Page 723, Register's Office for said County.

Restrictive Covenants of record in Deed Book 7471, Page 26; Book 7646, page 142; Book 7646, page 147; Book 7646, page 149; Book 7647, page 648; Book 7732, page 749; Book 8263, page 534; Book 8271, page 863; Book 82997, page 380; Book 8634, page 19; Book 8856, page 361; Book 9182, page 786, Register's Office of said County.

Plat sets out By-Laws as shown of record in Deed Book 7471, Page 26, 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 1337 Timber Valley Drive, Nashville, TN 37214

(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 30th day of April, 2004.

Shirley H. Bridges
Shirley Bridges

Jeffrey Bridges
Jeffrey Bridges

STATE of ~~Tennessee~~ ALABAMA
COUNTY of ~~Davidson~~ MADISON

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

Witness my hand and Official seal this 4/30/2004

My Commission Expires: SCOTT H. HULGAN My Commission Exp. 8-22-04 Alabama State At Large

Notary Public

SCOTT H. HULGAN NOTARY PUBLIC ALABAMA STATE AT LARGE

File Number2404173

RETURN TO:
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Mt. Juliet, Tennessee 37122