Davidson County DEEDWARR
Recvd: 05/05/04 15:08 2pgs
Fees:13.00 Taxes:540.20

20040505-0051590

WARRANTY DEED

ASHLEY N. FORD NOTARY PUBLIC AT LARGE WILSON COUNTY

ET-04-5109

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $146,000.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF April, 2004.

Notary Public

MY COMMISSION EXPIRES: 2-19-06
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MARY FRANCES RUDY, ATTORNEY AT LAW
2000 GLEN ECHO ROAD, SUITE 209
NASHVILLE, TENNESSEE 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Walter Strange and Blaine Strange, married	Owner	
(NAME)	(NAME)	
3012 Lake Dr		86-14-B-2.00
(ADDRESS)	(ADDRESS)	
Hermitage, Tennessee 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we CHERYL E. BARTON, UNMARRIED, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto WALTER STRANGE AND BLAINE STRANGE, MARRIED, hereinafter called the Grantees, their heirs and assigns, that 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. 2 on the Revised Final Plan of Lots 1 to 4, Fleetwood Subdivison, Phase One, as of record in Plat Book 7900, Page 318, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Cheryl E. Barton, unmarried by deed from Thomas A. Kent and wife, Melanie Kent, dated June 19, 2002 as of record in Instrument Number 20020626-0076544, Register's Office for Davidson County, Tennessee.

Subject to Storm Water Detention Agreement of record in Book 7401, Page 629, Register's Office for Davidson County, Tennessee.

Property is subject to Master Deed Establishing Fleetwood Subdivision Planned Unit Development of record in Book 7900, Page 318, Register's Office for Davidson County, Tennessee, and the By-Laws appended thereto including liens for assessments as provided therein, easements and restriction as contained therein, of record in Book 7171, Page 4, said Register's Office.

Property is subject to Charter as of record in Book 7114, Page 370, Register's Office for Davidson County, Tennessee.

Property is subject to Restrictive Covenants contained in Book 7170, Page 987, Register's Office for Davidson County, Tennessee.

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

unimproved ( )
This is improved (X) property, known as 3012 Lake Dr, Hermitage, Tennessee 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 30th day of April, 2004.

Cheryl E. Barton

Cheryl E. Barton

STATE OF ~~Tennessee~~ FLORIDA CB
COUNTY OF ~~Davidson~~ BREVARD CB

Personally appeared before me, , a Notary Public in and for said County and State, the within named Cheryl E. Barton , the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at ~~Hermitage, Tennessee~~ this 30th day of April, 2004.

My Commission Expires:

BRENDA S. TEIXEIRA
Comm# DD0284451
Expires 1/25/2008
Bonded thru (800)432-4254
Florida Notary Assn., Inc

Notary Public

STATE OF ~~Tennessee~~ ~~FLORIDA~~ CB CB
COUNTY OF ~~Davidson~~ ~~BREVARD~~ CB CB

Personally appeared before me, ~~BRENDA S. TEIXEIRA~~ CB a Notary Public within and for said County and State aforesaid, personally appeared ~~CHERYL E. BARTON~~ CB and _____, with whom I am personally acquainted and who upon ~~oath~~ CB oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the 30th day of April, 2004.

My Commission Expires _____

_____
Notary Public

RETURN TO:

EXECUTIVE TITLE LLC

2520 N. Mt. Juliet Road
Mt. Juliet, TN 37122

MARY FRANCES RUDY

ATTORNEY - AT - LAW