27A 2/3

WARRANTY DEED

CHARLES SULLIVANT, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $102,820.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

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

Davidson County DEEDWARR
Recvd: 05/24/04 11:54 2pgs
Fees:13.00 Taxes:380.43
20040524-0060530

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Derrick Brigham	~~Derrick Brigham~~ America's Wholesale Lender	Map 74
(NAME) 129 Jacksonian Drive	(NAME) 7105 Corporate Dr. PTX-A-195	Group 08-0
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Plano, Texas 75024	Parcel 202
(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, Amy M. Newman and Husband, Robert M. Newman Jr. , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Derrick Brigham and wife, Buffy Brigham , 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. 1041 on the Plan of HERMITAGE HILLS, Section TEN, as of record in Plat Book 3600, Page 50, 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 Amy M. Newman and Robert M. Newman Jr. by deed from STANLEY L. KAISER AND WIFE, AGNES H. KAISER of record in Deed Book 11673, page 973 AND FILED FOR RECORD ON SEPTEMBER 24, 1999, 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 Restrictive Covenants of record in Deed Book 3765, page 134, 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 129 Jacksonian Drive, 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.

Amy M. Newman by Sherry Mullins, atty-in-fact
Amy M. Newman

Robert M. Newman Jr. by Sherry Mullins, atty. in fact
Robert M. Newman Jr.

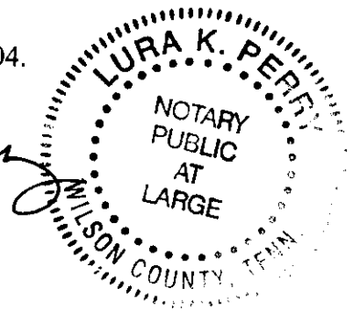
STATE OF Tennessee
COUNTY OF Wilson

On this the 14th day of May, 2004, before me personally appeared Sherry Mullins, 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 Amy M. Newman and Husband, Robert M. Newman Jr., and who acknowledged that she executed the same as the free act and deed of the said Amy M. Newman and Husband, Robert M. Newman Jr. by virtue of that Power of Attorney, duly executed by the said Amy M. Newman and Husband, Robert M. Newman Jr. and appearing of record in Instrument Number _____, of Register's Office of Davidson County, Tennessee.

Witness my hand and official seal this 14th day of May, 2004.

My Commission Expires: Aug 8, 2004

Lura K. Perry
Notary Public



File Number2404418
~~**RETURN TO**~~: Prepared by:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122