WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $184,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF MAY, 2004.

Notary Public

MY COMMISSION EXPIRES: 6-26-07

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 06/01/04 12:03 2pgs
Fees:13.00 Taxes:682.65
20040601-0063782

WILLIAMSON COUNTY, TN
NOTARY PUBLIC AT LARGE
APRIL G. NICHOLS

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Toni R. Wilson	Toni R. Wilson	Map: 171
(NAME) 641 Old Hickory Boulevard 60	(NAME) Same	Group: 03-0-B
(ADDRESS) Brentwood, TN 37027	(ADDRESS) Same	Parcel: 147
(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, Wiley E. Paseur Jr.,A Single Person , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Toni R. Wilson, a Single Woman , 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 Unit No. 63, on the Plan of Phase One, Section Three, Townhomes of Fredricksburg, Revision One, A Horizontal Property Regime as shown by plat of record in Plat Book 9700, page 534, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Wiley E. Paseur Jr., by deed from Patricia Jones Jorgenson, A Married Person of record in Deed Instrument # 20000918-0092649, Register's Office for said County.

Subject to all matters as set forth per Plat Book 9700, Page 534, Register's Office of said County.

Plat sets out said property is subject to HOA.

Charter of Homeowner's Association as shown of record in Book 10774, Page 938, Register's Office for said County.

Easements as shown of record in Deed Book 7358, Page 643, and in Book 7993, Page 269, and in Book 7851, Page 712 and in Book 9607, Page 431 and in Book 9698, Page 81 and in Book 9698, Page 124 and in Book 10012, Page 756 Register's Office for said County.

Open Space Plan of record in Book 7900, Page 807 Register's Office for Said County.

Restrictive Covenants of record in Deed Book 7798, Page 843, and in 10126, Page 435 and in Book 10224, Page 683 and in Book 10294, Page 850 and in Book 10628, Page 512 and in Book 10126, Page 486 and in Book 10275, Page 959 Register's Office of said County

By Laws of Record in Book 10774, Page 996 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 641 Old Hickory Boulevard 60, Brentwood, TN 37027

(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 24th day of May, 2004.

Wiley E. Paseur Jr.

STATE of Tennessee
COUNTY of Rutherford

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

Witness my hand and Official seal this 5/24/2004

My Commission Expires: 10-19-04

Susanne E. Marlowe

Notary Public

SUSANNE E. MARLOWE
Notary At Large
RUTHERFORD COUNTY, TN

File Number2405173
RETURN TO:
Cumberland Title Company
695 President Place , Suite #202
Smyrna, TN 37167