Davidson County DEEDWARR
Recvd: 06/03/04 15:43 2pgs
Fees:13.00 Taxes:739.63
20040603-0065648

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 2004

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $199,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of May, 2004.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

MTC Title - Tennessee, LLC, 6 Cadillac Drive, Suite 190, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anthony B. Hmelo	SunTrust Mortgage, Inc.	155-8-C-46.00
(NAME) 6664 Autumwood Drive	(NAME) 201 Fourth Avenue N/7th Floor	
(ADDRESS) Nashville, TN	(ADDRESS) Nashville, TN 37219	
(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,

THEODORE D. WRIGHT AND WIFE, DANA WRIGHT,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ANTHONY B. HMELO AND WIFE, KARI E. HMELO,

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:

Land in Davidson County, Tennessee, being Lot No. 46 on the Plan of Poplar Creek Estates, Phase II of record in Book 6900, pages 339 through 347, amended by amendment and change of survey Monumentation in Book 7900, Pages 888 and 889, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Theodore D. Wright and wife, Dana M. Wright by Warranty Deed dated January 28, 2000 from Verna M. Brooks, unmarried of record in Instrument No200001310000-9425, and re-recorded in Instrument No. 200002100013483, Register's Office for Davidson County, TN.

THIS CONVEYANCE IS SUBJECT TO: Taxes for 2004, and subsequent years; The Plan, with Owner's Certificate, of record in Book 6900, pages 339 through 347, amended by amendment and change of Survey Monumentation of record in Book 7900, pages 888 and 889, said Register's Office, which Plan shows a 20 foot minimum building setback line from Autumnwood Drive together with a designated building site, and 10 foot easement for public utility and drainage purposes along the rear line(s); and a 2.5 X 25 foot utility anchor easement located on the northwesterly front corner of said lot; The Declaration of Covenants, Conditions and Restrictions of record in Book 6474, page 346, Book 6486, page 587, Book 6662, page 433, Book 6987, page 966, Book 7270, page 648, Book 7964, page 33, Book 9472, page 824, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

unimproved ☐

This is improved ☒ property, known as 6664 Autumwood Drive, Nashville, TN

(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 May, 2004.

Theodore D. Wright

Theodore D. Wright

Dana Wright

Dana Wright

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Theodore D. Wright and wife, Dana Wright, 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 Brentwood , Tennessee this 28th day of May, 2004

Commission expires: 3-10-07

Notary Public

