WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $187,600.00

Kelly L Boyd
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF JUNE, 2004.

Notary Public

MY COMMISSION EXPIRES: 1-23-06

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 06/18/04 12:14 2pgs
Fees:13.00 Taxes:694.12

20040618-0072433

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stanley R. Boyd	Franklin American Mortgage Company	Map 75
(NAME) 4205 Rachel Donelson Pass	(NAME) 501 Corporate Centre Dr.	Group 11-O-A
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Franklin Tennessee 37067	Parcel 2
(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, Philippus C. Breytenbach and Wife, Theresa Breytenbach , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Stanley R. Boyd and Kelly L. Boyd, Husband and Wife , 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. 4 on the Plan of HERITAGE MEADOWS, PHASE ONE, FIRST REVISION, as of record in Plat Book 9700, Page 167, 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 Philippus C. Breytenbach and Wife Theresa Breytenbach by deed from FRANK BATSON HOMES, INC. of record in INSTRUMENT NUMBER 200107260079498 AND FILED FOR RECORD ON JULY 26, 2001, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Deed Book 10337, page 102, Register's Office for said County.

Charter for Homeowner's Association of record in Book 1114, Page 771, Register's Office for said County.

By-Laws of record in Book 10337, Page 123, 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 4205 Rachel Donelson Pass, 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 10th day of June, 2004.

Philippus C. Breytenbach by Michael Leach atty. in fact
Philippus C. Breytenbach

Theresa Breytenbach by Michael Leach atty in fact
Theresa Breytenbach

STATE OF Tennessee
COUNTY OF Wilson

On this the 10th day of June, 2004, before me personally appeared Michael Leach, 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 Philippus C. Breytenbach and Wife, Theresa Breytenbach, and who acknowledged that he executed the same as the free act and deed of the said Philippus C. Breytenbach and Wife, Theresa Breytenbach by virtue of that Power of Attorney, duly executed by the said Philippus C. Breytenbach and Wife, Theresa Breytenbach and appearing of record in Instrument Number 20040618-0072432, of Register's Office of Davidson County, Tennessee.

Witness my hand and official seal this 10th day of June, 2004.

My Commission Expires: 1.23.06

Notary Public

WILSON COUNTY TENN. NOTARY PUBLIC AT LARGE TRACEY TRUMPHOUR

File Number2405439
RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122