WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $136,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JULY, 2004.

Notary Public

MY COMMISSION EXPIRES: 6/9/07

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 08/04/04 10:25 2pgs
Fees:13.00 Taxes:505.05

20040804-0093363

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
Terri R. McQueen	MoneyMax Mortgage Superstore	Map 64, Group 09-0 Parcel 234
(NAME) 304 Brandiwood Court	(NAME) 124 1st Ave South Suite 201	
(ADDRESS) Old Hickory, TN 37138	(ADDRESS) Franklin Tennessee 37064	
(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, **Keith Alan Carter and Wife, Theresa Lynn Carter** , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Terri R. McQueen, 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 Lot No. 74 on the Plan of Southfork, Section One, as shown by plat of record in Plat Book 6250, page 384-385, 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 Keith Alan Carter and wife, Theresa Lynn Carter by deed from Ricky Bruce and wife, Glynda Bruce of record in Deed Book 10085, page 741, Register's Office for said County.

Restrictive Covenants of record in Deed Book 6596, Page 797, Register's Office of said County.

Charter of Homeowner's Association as shown of record in Book 6790, Page 998, Register's Office for said County.

Storm Water Det Agr. Easement as shown of record in Deed Book 6566, Page 208, 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 304 Brandiwood Court, Old Hickory, TN 37138

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my/our hand(s) this 30th day of July, 2004.

Keith Alan Carter

Theresa Lynn Carter

STATE of Tennessee
COUNTY of Davidson

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

Witness my hand and Official seal this 7/30/2004

My Commission Expires: Aug. 20, 2007

Notary Public

File Number2407354
RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

