WARRANTY DEED

KAREN M. TATE NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TN

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $229,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF JULY, 2004.

Notary Public

MY COMMISSION EXPIRES: 5-23-05

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 08/04/04 10:46 2pgs
Fees:13.00 Taxes:850.63

20040804-0093390

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
Charles P. Walker Jr.	Argent Mortgage Company, LLC	164-10-0-A-189
(NAME) 3612 Bentfield Drive	(NAME) PO Box 11056	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Orange California 92856	
(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, **Rex Creviston Homes, LLC**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Charles P. Walker Jr. and Wife, Regina L. Walker**, 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. 404, Village Three Summerfield, as shown by plat of record in Plat Instrument # 20001006-0099706, 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 Rex Creviston Homes, LLC by deed from Summerfield Development, LLC of record in Deed Instrument # 20030210-0018428, and recorded on 2/10/03 in the Register's Office for said County.

Subject to all matters as set forth per Plat Instrument # 20001006-0099706 Register's Office of said Register's Office.

Charter of Homeowner's Association as shown of record in Book 11648, Page 660, and in Instrument # 20010326-0028531 in the Register's Office for said County.

Easement to Southern Bell as shown of record in Deed Book 1141, Page 327, Register's Office for said County.

Storm Water Detention Agreement of record in Instrument # 20000113-0004777 in the Registers Office for Said County.

Quitclaim Deed to Homeowners Association of record in Instrument # 20010514-0049520 in the Registers Office for Said County.

Sewer Easement as shown of record in Instrument #'s 20000913-0091248, and in 20000913-0091249 and in 20000913-0091247, Register's Office for said County.

Restrictive Covenants of record in Deed Book 11588, Page 484, and in Book 11669, Page 376 and in Instrument # 20010308-0021946 and in 20010504-0046260 in the Register's Office of said County.

Plat sets out By-Laws as shown of record in Deed Instrument # 200105047-0046261 and in Deed Book 11648, Page 662, 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 3612 Bentfield Drive, Antioch, TN 37013

(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 our hands this 28th day of July, 2004.

Rex Creviston Homes, LLC

By: _____

Rex Creviston, Chief Manager

STATE of Tennessee
COUNTY of Rutherford

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Rex Creviston, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Chief Manager of Rex Creviston Homes, LLC, the within named bargainer, a Limited Liability Company, and that he as such Chief Manager, executed the foregoing instrument for the purposes therein contained, by signing the name of the Limited Liability Company by himself as Chief Manager.

Witness my hand and official seal this 28th day of July, 2004.

My Commission Expires 5-23-05

Notary Public

KAREN M. TATE
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TN

File Number2407452
RETURN TO:
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Smyrna, TN 37167