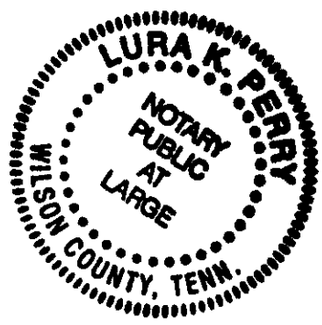
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $314,500.00

Minta C. Jackson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF AUGUST, 2004.

Lura K. Perry
Notary Public

MY COMMISSION EXPIRES: Aug. 8, 2004
(AFFIX SEAL)

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

Davidson County DEEDWARR
Recvd: 08/09/04 11:20 2pgs
Fees:13.00 Taxes:1163.65

20040809-0095743

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Minta C. Jackson	Same	MAP 64
(NAME) 4044 Brandywine Pointe Boulevard	(NAME)	GROUP 03-0-A
(ADDRESS) Old Hickory, TN 37138	(ADDRESS)	PARCEL 9
(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,

Eric A. Stevens, married and Darlene Stevens

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

Minta C. Jackson, unmarried

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. 79 on the Revised Plat of Brandywine Pointe, Phase One, Section 1, as of record in Plat Book 7900, Page 171, 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 Eric A. Stevens, married by Warranty Deed dated November 29, 2000 from James R. Gilchrist and wife, Janet D. Gilchrist of record in Instrument No. 20001201-0118243, Register's Office for Davidson County, Tennessee.

DARLENE STEVENS, WIFE OF ERIC A. STEVENS joins in this conveyance to convey any and all rights SHE may have in this property.

Subject to all matters as set forth per Plat Book 7900, Page 171, Register's Office of said County.

SUBJECT TO Restrictive Covenants of record in Book 8120, Page 170 and Book 8671, Page 484, Register's Office of said County.

SUBJECT TO By-Laws as shown of record in Book 8120, Page 170 and Book 10721, Page 835, Register's Office for said County.

SUBJECT TO Charter of Homeowner's Association as shown of record in Book 8637, Page 563 and Book 9013, Page 39, Register's Office for said County.

Subject to Homeowner's Association Dues.

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 4044 Brandywine Pointe Boulevard, Old Hickory, TN 37138
(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 6th day of August, 2004.

Eric A. Stevens, BY BRENDA JOHNSON, ATTORNEY IN FACT

Darlene Stevens, BY BRENDA JOHNSON, ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF WILSON

On this the 6TH day of AUGUST, 2004, before me personally appeared BRENDA JOHNSON, 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 ERIC A. STEVENS AND DARLENE STEVENS, and who acknowledged that THEY executed the same as the free act and deed of the said ERIC A. STEVENS AND DARLENE STEVENS by virtue of that Power of Attorney, duly executed by the said ERIC A. STEVENS AND DARLENE STEVENS and appearing of record in INSTRUMENT NUMBER _____, of Register's Office of DAVIDSON County, TENNESSEE.

Witness my hand and official seal at MT. JULIET, TN, this 6TH day of AUGUST, 2004.

My Commission Expires: Aug. 8, 2004 Lura K. Perry
Notary Public

LURA K. PERRY NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

File Number2408002
RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122