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RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/12/04 14:58 3pgs
Fees:18.00 Taxes:503.20

20041012-0122987

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $136,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF SEPTEMBER, 2004.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL) NOTARY PUBLIC
LARGE
M. Read
Commission Expires
November 25, 2006
STATE OF TENNESSEE

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
Grant V. Repass	New Owner	Map 64
(NAME) 3100 Remington Park Court	(NAME)	Group 16-0-D
(ADDRESS) Hermitage, TN 37076	(ADDRESS)	Parcel 236
(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,
Sharon Baswell, single, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
Grant V. Repass ,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:
** and Lawrence Baswell, single

Being Lot No. 121 on the Plan of TRUXTON PARK, Section FOUR, as of record in INSTRUMENT NUMBER 200205280064435, 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 Scott Baswell, single and Sharon Baswell, single by deed from BEAZER HOMES CORPORATION D/B/A PHILLIPS BUILDERS of record in INSTRUMENT NUMBER 20030317-0034735 AND FILED FOR RECORD ON MARCH 17, 2003, Register's Office for said County. Scott Baswell having since died leaving ~~no heirs~~ the following heirs: Sharon Baswell, Mother and Lawrence Baswell, Father.

Subject to all matters as set forth per INSTRUMENT NUMBER 200205280064435, Register's Office of said County.

Charter of Homeowner's Association as shown of record in INSTRUMENT NUMBER 200011010108603, Register's Office for said County.

Plat sets out said property is subject to HOA.

WATER DETENTION AGREEMENT as shown of record in INSTRUMENT NUMBER 200205240063322, Register's Office for said County.

SEWER Easement as shown of record in INSTRUMENT NUMBER 20001208-0121300, Register's Office for said County.

Restrictive Covenants of record in INSTRUMENT NUMBERS: 200105220052910, 200010300107559, 20020123000419, 200205060055597 and 200207180086907, Register's Office of said County.

Plat sets out By-Laws as shown of record in INSTRUMENT NUMBER 200011010108604, 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 3100 Remington Park Court, 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 29th day of September, 2004.

Sharon Baswell

Sharon Baswell

Lawrence Baswell

Lawrence Baswell

STATE of MICHIGAN
COUNTY of Grand Traverse

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

Witness my hand and Official seal this 9/29/2004

My Commission Expires: 11-11-05

Karen M. Nickerson

Notary Public

KAREN M. NICKERSON
Grand Traverse County, Michigan
Commission Expires: 11-11-05
Acting in Grand Traverse County

File Number2409152
RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

X

State CALIFORNIA
County of NAPA

ERIS O. JOSEFELD
Commission # 1428447
Notary Public - California
Napa County
My Comm. Expires Jul 28, 2007

Personally appeared before me: the undersigned, a Notary Public in and for said County and State, the within Lawrence Baswell, the bargainor, with whom I am personally acquainted or prved to me on the basis of satisfactory eveidence, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 30th day of September, 2004

7/28/07
My Commission Expires

Eris O. Josefeld
Notary Public

Restrictive Covenants of record in INSTRUMENT NUMBERS: 200105220052910, 200010300107559, 20020123000419, 200205060055597 and 200207180086907, Register's Office of said County.

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unimproved ☐

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Witness my/our hand(s) this 29th day of September, 2004.

Sharon Baswell

Sharon Baswell

X

Lawrence Baswell

STATE of MICHIGAN
COUNTY of Grand TRAVERSE

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Witness my hand and Official seal this 9/29/2004

My Commission Expires: 11-11-05

Karen M. Nickerson

Notary Public

KAREN M. NICKERSON
Grand Traverse County, Michigan
Commission Expires: 11-11-05
Acting in Grand TRAVERSE County

File Number2409152

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Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

X State _____
County of _____

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Witness my hand and Official seal this ____ day of September, 2004

My Commission Expires

Notary Public