WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/21/04 12:59 2pgs
Fees:13.00 Taxes:971.25

20041021-0126824

My Commission Expires Jan. 25, 2006

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $262,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF OCTOBER, 2004.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

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
Maureen R Neuroth	Wilson Bank & Trust	MAP 180
(NAME) 6969 Stone Run Drive	(NAME) 623 West Main Street	GROUP 03-0-1
(ADDRESS) Nashville, TN 37211	(ADDRESS) Lebanon Tennessee 37087yes	PARCEL 66
(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,

Cynthia K. Robbins-Kelly*and husband, Charles Kelly,
*a/k/a Cynthia K. Robbins
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Maureen R Neuroth, 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. 123 on the Plan of STONE CREEK PARK, Section 2A, as of record in Plat Book 9700, Page 669, 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 Cynthia K. Robbins, unmarried by deed from DREES PREMIER HOMES, INC. F/K/A DREES PREFERRED COLLECTION, INC. of record in INSTRUMENT NUMBER 20011112-0124044, Register's Office for said County.

This conveyance is subject to a DEED TO HOA as shown of record in Deed Book 10763, Page 909, Register's Office for said County.

This conveyance is subject to Charter of Homeowner's Association as shown of record in Book 10324, Page 358, Register's Office for said County.

This conveyance is subject to HOA dues.

This conveyance is subject to Restrictive Covenants of record in Deed Book 10324, Page 365; Book 10953, page 804 and INSTRUMENT NUMBERS; 200207220087705, 200107190076875, Register's Office of said County.

Plat sets out By-Laws as shown of record in Deed Book 10324, Page 365, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.
Charles Kelly joins in this conveyance in order to waive and convey any and all interests he and his wife, Cynthia K. Robbins-Kelly have in the subject property.
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 6969 Stone Run Drive, Nashville, TN 37211
(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 7th day of October, 2004.

Cynthia K Robbins-Kelly
Cynthia K. Robbins-Kelly

Charlie Kelly
Charles Kelly

STATE of Tennessee
COUNTY of Williamson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Cynthia K. Robbins-Kelly and Charles Kelly 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 10/7/2004

My Commission Expires: _____

Notary Public

My Commission Expires Jan. 25, 2006

File Number2409065
RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122