Bobby

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $82,850.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15th day of November, 2004.

Notary Public

MY COMMISSION EXPIRES: _____.

(AFFIX SEAL)

Return to:
Nashville Title Insurance Corporation
2818 Bransford Avenue
Nashville, TN 37204

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

Davidson County DEEDWARR
Recvd: 11/18/04 14:28 2pgs
Fees:13.00 Taxes:306.55

20041118-0138756

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brandie Scott	Sepring Capital Partners, LP.	Map 53
(NAME) 1506 Berry Street	(NAME) 4000 International Parkway #300	Group 03-0
(ADDRESS) Old Hickory, TN 37138	(ADDRESS) Carrollton, TX 75007	Parcel 285
(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,

David Drummond and Kathleen Drummond, Husband and Wife ,

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

Brandie Scott, A Single Person ,

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. 251 on the Plan of Village of Old Hickory, Section "C", as of record in Plat Book 1424, Page 66, 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 David Drummond and Kathleen Drummond by Warranty Deed dated March 17, 2003 from Mel Martinez, Secretary of Housing and Urban Development of record in Instrument No. 20030410-0047918, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Restrictive Covenants of record in Deed Book 1877, page 262, 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 1506 Berry Street, 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 15th day of November, 2004.

David Drummond

Kathleen Drummond
By David Drummond
Attorney in Fact

STATE of Tennessee
COUNTY of Wilson

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

Witness my hand and Official seal this 15th day of November, 2004

My Commission Expires: 6-9-07

Wendy L Locke
Notary Public

NOTARY PUBLIC AT LARGE WENDY L. LOCKE WILSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Wilson

On this the 15th day of November, 2004, before me personally appeared David Drummond, 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 Kathleen Drummond, and who acknowledged that he executed the same as the free act and deed of the said Kathleen Drummond by virtue of that Power of Attorney, duly executed by the said Kathleen Drummond and appearing of record in Instrument Number _____, of Register's Office of Davidson County, Tennessee.

Witness my hand and official seal this 15th day of November, 2004.

My Commission Expires: 6-9-07

Wendy L Locke
Notary Public

NOTARY PUBLIC AT LARGE WENDY L. LOCKE WILSON COUNTY, TENN.

File Number2409475

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