WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $419,000.00

Howard W. Wedekind
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF DECEMBER, 2004.

Notary Public

MY COMMISSION EXPIRES: 1-23-06
(AFFIX SEAL)

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

Davidson County DEEDWARR
Recvd: 12/17/04 13:15 2pgs
Fees:13.00 Taxes:1550.30

20041217-0150294

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Howard W. Wedekind	Countrywide Home Loans	Map 64
(NAME) 1512 Stokley Lane	(NAME) 801 Crescent Centre Drive	Group 01-0
(ADDRESS) Old Hickory, TN 37138	(ADDRESS) Franklin, Tennessee 37067	Parcel 108
(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,
HOMES BY DESIGN, LLC, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
Howard W. Wedekind and Wife, Catherine Wedekind, 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. 54 on the Plan of Cleveland Hall, Section 2, as of record in Plat Instrument Number 20020304-0026804, 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 HOMES BY DESIGN, LLC by deed from Cleveland Hall LLC executed on 3/31/2004 and record on 04/15/2004 in Deed Instrument Number 20040416-0043226, Register's Office for said County.

Restrictive Covenants of record in Deed Book 11725, Page 76, Register's Office of said County.

Charter of Homeowner's Association as shown of record in Book 11725, Page 70, Register's Office for said County.

Easement to Metro as shown of record in Deed Book 11725°, Page 70, Register's Office for said County.

Easement to Cumberland Utility as shown of record in Deed Book 7994, Page 173, 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 1512 Stokley Lane, 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 our hands this 15th day of December, 2004.

HOMES BY DESIGN, LLC

By: _____

Harold D. Feener, Managing Member

Attest: _____

STATE OF Tennessee
COUNTY OF Wilson

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Harold D. Feener with whom I am personally acquainted and who upon his oath acknowledged himself to be the Mananging Member of HOMES BY DESIGN, LLC the within named bargainer, a corporation, and that, he as such Managing Member, being authorized to do executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by Harold D. Feener as such Managing Member

Witness my hand and official seal this 12/15/2004

My Commission Expires: 1-23-06

Notary Public



File Number2411446

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