File No. [redacted]0749

WARRANTY DEED

PATRICIA NICHOLLS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $209,500

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of Nov. 2005

Notary Public

MY COMMISSION EXPIRES: 11/24/09

(AFFIX SEAL)

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

Davidson County DEEDWARR
Recvd: 11/18/05 11:23 2 pgs
Fees:13.00 Taxes:775.15

20051118-0139563

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kathleen Lynn Combs	NEW OWNER	098.13-0A-028.00 CO
(NAME)	(NAME)	
4837 Cape Hope Pass		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37087		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND **OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, Todd R. Deem and wife, Misha L. Deem,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kathleen L. Combs, a single person**, HEREINAFTER CALLED THE GRANTEE(S), HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 28 on the Plan of New Hope Point, Phase One Section 3, as of record in Plat Book 9700, Page 480, 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 Todd Deem and wife, Misha L. Deem by deed from D.R. Horton, Inc. DBA Torrey Homes recorded 07/12/2000 in instrument # 200007120069966 Register's Office for said County.

Declaration of covenants, conditions, and restrictions of record in Book 10290, Page 1; Book 10327, page 780, amended in Book 10659, page 528, and in Book 10330, page 782, Book 10537, page 110, Book 11394, page 73, Book 11665, page 811, and in Instrument No 200003220029281.

Easement of record in Book 10327, page 780, Register's Office for Davidson County, Tennessee.

Charter of Homeowner's Association as shown of record in instrument 200006070056879, Register's Office for said County.

Quitclaim of Common Area of record in Instrument # 200006070056880 and #200006090057619, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements 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 4837 Cape Hope Pass, Hermitage, TN 37087
(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 GRANTEE(S), his/her/their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/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.

FILE BOX 45

Witness my/our hand(s) this 17th day of November, 2005

Todd R. Deem

Misha L. Deem

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Todd R. Deem and Misha L. Deem, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 17th day of November, 2005.

Commission expires:

Notary Public

JESSICA TALBOTT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 24, 2008

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