File No. 261200233

WARRANTY DEED

JESSICA TALBOTT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My Commission Expires MAY 24, 2008

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $127,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF DECEMBER, 2006.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jerry Kennon, Attorney
Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 12/20/06 13:30 2 pgs
Fees:13.00 Taxes:471.75

20061220-0156811

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Antonio Sequeira	PHH Mortgage Corp., Secretary of Housing and Urban Development ISAOA, ATIMA	
(NAME) 97 Benson Road	(NAME) 3000 Leadenhall Road	MAP/PARCEL 096-01-0A-024.00CO
(ADDRESS) Nashville, TN 37214	(ADDRESS) Mt. Laurel, NJ 08054	
(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, **Bridget Poag, a single woman**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Antonio Sequeira, and Wife, Danielle M. Sequeria**, 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. 24 on the Plan of RIVERPOINT, Section Two, as of record in Plat Book 5200, Page 749, 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 Bridget Poag, an unmarried woman by deed from James E. Green and Wife, Karen J. Green and Edna L. Green and Husband Alvis G. Green of record in Instrument No. 20000410036617, Register's Office for said County.

Charter of Homeowner's Association as shown of record in Book 6252, Page 130, Register's Office for said County.

Quit Claim to HOA for common space recorded in Deed Book 6283, Page 650 corrected in Deed Book 8675, Page 617 and re recorded in Deed Book 8699, Page 932, Register's Office of said County.

Sanitary Sewer Easement or Storm Drainage Easement as shown of record in Deed Book 5580, Page 124, Deed Book 4806, Page 517, Deed Book 4774, Page 923, Register's Office for said County.

Water Main Easement as shown of record in Deed Book 6422, Page 35, Register's Office for said County.

Sewer Easement as shown of record in Deed Book 5974, Page 383, Deed Book 6422, Page 25, Deed Book 6422, Page 30, Register's Office for said County.

Ingress/Egress Easement as shown of record in Deed Book 6283, Page 653, Register's Office for said County.

Restrictive Covenants of record in Deed Book 6044, Page 545, Deed Book 6283, Page 630, Deed Book 8675, Page 599, Register's Office of said County.

This conveyance is subject to any and all existing easements and restrictions of record.

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 97 Benson Road, Nashville, TN 37214
(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), 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), 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 hands this 18th day of December, 2006.

Bridget Poag

Bridget Poag

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 Bridget Poag, a single woman, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at MT JULIET, Tennessee, this 12/18/2006.

My Commission Expires: 11-28-09

Notary Public

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

File Number: 261200233

RETURN TO:
Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122