WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/29/07 10:36 3 pgs
Fees:18.00 Taxes:1283.90

20070829-0103608

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$347,000.00.**

Affiant

Subscribed and sworn to before me this 27 day of August, 2007

Notary Public

My Commission expires: My Commission Expires MAY 2, 2011

GEORGE N. CRAWFORD, JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Peter A. Nemec	RBC Centura Bank	160 11 0A 028.00CO
14 Lymington Court	133 South Franklin Street	160 110A
Brentwood, TN 37027	Rocky Mount, NC 27804	02800

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **The Heirs-at-Law of Dorothy Landers,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Peter A. Nemec and Melissa A. Nemec**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 28 on the plan of Hemmingwood, Phases I, II, III and IV, of record in Book 6900, pages 6, 7 and 8, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Dorothy M. Landers, unmarried, by deed from Homes by Heritage, Inc., on January 12, 1989, of record in Book 7751, page 262, Register's Office for Davidson County, Tennessee. The said Dorothy M. Landers having since died intestate on June 1, 2006, having since died leaving said property to her Heirs-at-Law.

The property is subject to the following:

- Taxes and assessments for the year 2007 and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 160-11-0-A-028.00CO.
- Subject to all matters as shown on the Plan of record in Book 6900, page 6, 7 and 8, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 3730, page 329; and Book 6892, page 540; and Book 6925, page 268; and Book 6948, page 268; and Book 7269, page 387; and Book 7474, page 205, Register's Office for Davidson County, Tennessee.
- Easements of record in Book 7297, page 691; and Book 7597, page 695; and Book 7597, page 723; and Book 7597, page 728, Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Book 6728, page 673, Register's Office for Davidson County, Tennessee.
- Homeowners Association Charter of record in Book 6704, page 373; and Book 6936, page 894; and Book 8762, page 169, Register's Office for Davidson County, Tennessee.

This is improved property known as: **14 Lymington Court, Brentwood, TN 37027**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 August 27, 2007.

The Heirs-at-Law of Dorothy M. Landers

BY John Fred Landers
John Fred Landers, Heir-at-Law + Administrator

Robert Lee Brannnon, Jr.,
Heir-at-Law

BY: Robert Lee Brannnon, Jr. By John Fred Landers, Jr. - Attorney in fact.
John Fred Landers, Attorney-in-fact

Michael Landers Brannon,
Heir-at-Law

BY: Michael Landers Brannon By: John Fred Landers, Jr. - Attorney in fact!
John Fred Landers, Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **John Fred Landers,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this August 27, 2007.

My commission expires 8/10/10

Notary Public

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared **John Fred Landers**, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for **Robert Lee Brannnon, Jr,** .the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name **Robert Lee Brannnon, Jr**, the bargainor(s), by the said **John Fred Landers**, as Attorney-in-Fact.

WITNESS my hand and seal, this 27th day of August, 2007.

NOTARY PUBLIC

My Commission Expires: 8/10/10

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared **John Fred Landers**, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for **Michael Landers Brannon,** .the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name **Michael Landers Brannon**, the bargainor(s), by the said **John Fred Landers**, as Attorney-in-Fact.

WITNESS my hand and seal, this 29th day of August, 2022.

NOTARY PUBLIC

My Commission Expires: 8/10/25

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY