(1)

File No. 280100614

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$887,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF FEBRUARY, 2008.

Notary Public

MY COMMISSION EXPIRES: 10/12/11
(AFFIX SEAL)

DONALD R. BARRETT, JR. NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Davidson County DEEDWARR
Recvd: 03/05/08 09:47 2 pgs
Fees:13.00 Taxes:3281.90

20080305-0021942

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David L. Drummond	NEW OWNER	157-08 A 018.00-CO
(NAME)	(NAME)	
63 Duxbury Ct.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, I, Susan Patton, an unmarried woman, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David L. Drummond and Susan B. Drummond, husband and wife, HEREINAFTER CALLED THE GRANTEE(S), 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. 18 on the plan of Middleton, a PUD resubdivision of Reserve Parcel 3rd Revision of record in Instrument No. 20030304-0028611, Register's Office for Davidson County, Tennessee, superceding the previous plats of record in Book 6900, page 257, and Book 6900, page 900, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Susan Patton, an unmarried woman by Deed from Edwin E. Martin and wife, Mary B. Martin of record in Instrument No. 20060411-0041587, Register's Office for Davidson County, Tennessee, dated April 10, 2006. Scrivener's Affidavit to correct legal description of record in Instrument No. 20080222-0017555, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:
Taxes for the year 2008 and subsequent years, a lien, but not yet due and payable.

Declaration of Covenants, Conditions and Restrictions for Middleton HOA including but not limited to easements, assessments, special assessments charges and liens, of record in Book 6522, page 212, Book 7113, page 345, Book 9816, page 844, Book 10714, page 744, Register's Office for Davidson County, Tennessee.

By-Laws of Middleton Homeowners Association of record in Deed Book 7119, Page 364, Register's Office for said County.

Charter of record in Instrument No. 20010327-0028930, Register's Office for said County.

Storm Water detention Agreement of record in Deed Book 6505, Page 881, Register's Office for said County.

Deeds of Conveyance of Water and Sewer Lines to Metro Nashville and Davidson County Government of record in Deed Book 8377, Pages 744, 812 & 816, Register's Office for said County.

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 63 Duxbury Ct., Nashville, TN 37215
(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), 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), 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 hands this 29th day of February, 2008.

Susan Patton

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

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

Witness my hand at office this 29th day of February, 2008.

Commission expires: 1-20-09

Notary Public

TONJA BARNON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File Number: 280100614

RETURN TO:
Sidwell Title
121 First Avenue South, Suite 200
Franklin, TN 37064