File No. 80643

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/04/08 10:57 2 pgs
Fees:13.00 Taxes:788.10

20080904-0090704

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $213,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF SEPTEMBER, 2008.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cynthia D. Warren	Regions Bank d/b/a Regions MTG	098-05-O-B-044
(NAME)	(NAME)	
104 Mueller Court	2050 Parkway Office Circle	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Birmingham AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, Blake Grant and wife, Virginia Grant, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Cynthia D. Warren, an unmarried woman, 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:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:
Being Lot No. 44 on the Final Plat of Baypointe Subdivision, Phase II, as of record in Instrument No. 20010608-0060679, 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 Blake Grant and wife, Virginia Grant by deed from Federal National Mortgage Association aka Fannie Mae, dated December 20, 2004 and recorded on December 28, 2004 at 3:15 p.m. of record in Instrument No. 20041228-0153225 Register's Office, Davidson County, Tennessee.

Restrictions of record in Record Book 3811, page 637, and as amended in Book 3827, Page 822, and as amended in Book 3827, Page 330 and as amended in Book 4075, page 628 and Declaration of Covenants, Conditions of record in Instrument No. 200005100047337, and as amended in Instrument No. 20000720071748, and as amended in Instrument No. 200106210065743, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 104 Mueller Court, Hermitage, TN 37076

(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.

File No. 80643
Witness our hands this 2nd day of September, 2008.

Blake Grant

Virginia Grant

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Blake Grant and wife, Virginia Grant, the bargainor(s), 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 this 2nd day of September, 2008.

Commission expires:
2/28/2012

Notary Public

