Davidson County DEEDWARR
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Fees:13.00 Taxes:606.80
20090105-0000794

File No. 281200357

WARRANTY DEED

Dellana Lowhorn
State of Tennessee Notary Public
Davidson County

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $164,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF DECEMBER, 2008.

Notary Public

MY COMMISSION EXPIRES: 7/25/09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark McClure	Mark McClure	Map 063-13-0B Parcel 040.00
(NAME) 1629 Aaronwood Drive	(NAME) Same	
(ADDRESS) Old Hickory, TN 37138	(ADDRESS)	
(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, **We, Anquentin Rice Fussell* and wife, Novella E. Fussell,** hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Mark McClure and wife, Megan McClure,** 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:

*AKA Anquentin R. Fussell

BEING Lot No. 131 on the Plan of Hampton Park (Formerly Chitwood Downs, a Planned Unit Development), as shown by plat of record in Plat Book 6900, Pages 550-552, and Certificate of Correction of record in Book 7462, Page 445, and by an Amendment to Change Name of record in Book 8181, Page 112, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Anquentin Rice Fussell and wife, Novella E. Fussell by Deed dated May 1, 1995, from Fox Ridge Homes, Inc., and filed for record on May 19, 1995, in Book 9676, Page 364, Register's Office for said County.

Sanitary Sewer Easement as shown of record in Book 11030, Page 740, Register's Office for said County.

Utility Easement as shown of record in Book 8657, Page 179, Register's Office for said County.

Water Easement as shown of record in Book 7460, Page 930, Book 7489, Page 515 and Book 8007, Page 235, Register's Office for said County.

Charter of Chitwood Downs Homeowner's Association as shown of record in Book 7431, Page 204, Register's Office for said County.

Charter of Hampton Park Homeowner's Association as shown of record in Book 8517, Page 762 and Book 8833, Page 216, Register's Office for said County.

QuitClaim to Hampton Park Homeowner's Association for Open Space as shown of record in Book 8207, Page 276 and Book 8951, Page 797, Register's Office for said County.

Restrictive Covenants of record in Book 7351, Page 852, Book 7451, Page 739 and Book 8336, Page 393, Register's Office of said County.

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

The Said Anquentin Rice Fussell and Anquentin R Fussell Are One and the same Person

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 1629 Aaronwood Drive, Old Hickory, TN 37138
(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 our hands this 29 day of December, 2008.

Anquentin Rice Fussell AKA Anquentin R. Fussell

Novella E. Fussell

STATE OF FLORIDA

COUNTY OF Broward

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Anquentin Rice Fussell and wife, Novella E. Fussell, 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 29 day of December, 2008.

Commission expires:

Notary Public

File Number: 281200357
RETURN TO:
Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Michel P. Guy
Commission # DD433050
Expires July 25, 2009
Bonded Troy Fain - Insurance, Inc 800-385-7019