File No. 290200373

WARRANTY DEED

KEVIN M. BRADY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TN
COUNTY OF ~~WILSON~~ Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF MAY, 2009.

Notary Public

MY COMMISSION EXPIRES: 1/3/2011
(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
Derrick Allen Wrye	Branch Banking and Trust	075-12-0B-065.00CO
(NAME)	(NAME)	
529 Leslie Ann Lane	301 College Street	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Greenville, SC 29601	
(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, Thomas P. Weaver and wife Victoria Weaver, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Derrick Allen Wrye and wife, Bethany Ann Eakin Wrye, 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. 52 on the Plan of First Revision, Phase Two, Section Three, Brookside Woods, a Planned Unit Development, as of record in Instrument number 20000512-0048125, 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 Thomas P. Weaver by Deed dated September 26, 2003 from Secretary of Housing and Urban Development of record in Instrument number 20030926-0142842, Register's Office for said County.

Charter of Homeowner's Association as shown of record in Book 10451, Page 506, Register's Office for said County.

Subject to Boundary as set forth on the plat of record in Plat Book 9700, Page 362,, Register's Office of said County.

Cumberland Utility District and First Suburban Water Utility District Easement as shown of record in Deed Book 5609, Page 627, Register's Office for said County.

Victoria Weaver joins in this conveyance to convey any and all rights she may have in this property.

BILL GARRETT, Davidson County
Trans:T20090031697 DEEDWARR
Recvd: 05/13/09 12:38 2 pgs
Fees:13.00 Taxes:610.50
20090513-0044068

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 529 Leslie Ann Lane, 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 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 11th day of May, 2009.

Thomas P. Weaver

Victoria Weaver

STATE OF TN

COUNTY OF WILSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Thomas P. Weaver and Victoria Weaver the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 11th day of May 2009

Commission expires: 11.28.09

Notary Public

File Number: 290200373

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

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON CO. TN

Return To:

~~Prepared By:~~
Jason A. Kron
Jason Kron
Heritage Title Services, LLC
1717 Alliant Avenue, Suite 5
Louisville, KY 40299