File No. 281000265

WARRANTY DEED

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $131,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF NOVEMBER, 2009.

Notary Public

MY COMMISSION EXPIRES: 11/5/2012
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 12/01/09 08:08 3 pgs
Fees:18.00 Taxes:484.70
20091201-0109562

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
Benedicta Kurunwune	CWB Mortgage Ventures, LLC dba Birchfield Home Mortgage	
(NAME)	(NAME)	
1304 Twin Circle Drive	P. O. Box 961291	MAP/PARCEL 149120B03400CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Fort Worth, TX 76161-0291	
(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, Sherri Prosser, a married woman**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Benedicta Kurunwune, a single person**, hereinafter called the grantee(s), HER heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Lot No. 69 on the Final Plat, Phase 1 Forest Cove, as shown on plat of record in Plat Book 9700, Pages 754-755, Register's Office for 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 Sherri Prosser by Trustee's Deed dated September 24, 2008 and recorded on September 26, 2008 in Instrument No. 20080926-0097886, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 11149, Page 641 and Book 11313, Page 436, Register's Office for Davidson County, Tennessee.

Charter for Homeowners' Association of record in Book 11595, Page 877, Register's Office for Davidson County, Tennessee.

Quitclaim Deed for Homeowners' Association for Open Space of record in Book 11629, Page 904, Register's Office for Davidson County, Tennessee.

Transmission Line Easement of record in Book 437, Page 21, Register's Office for Davidson County, Tennessee.

Gas Line Easement of record in Book 2244, Page 13, Register's Office for Davidson County, Tennessee.

Right-of-Way Easement to Colonial Pipeline Co. of record in Book 3852, Page 675 and in Book 4607, Page 484, Register's Office for Davidson County, Tennessee.

Sewer Easement to Metro Government of Nashville of record in Book 7181, Page 183 and in Book 7582, Page 193, Register's Office for Davidson County, Tennessee.

Transmission Line Easement of record in Book 7269, Page 389, Register's Office for Davidson County, Tennessee.

Storm water Easement to Metro Government of Nashville of record in Book 11540, Page 798, Register's Office for Davidson County, Tennessee.

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

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

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 1304 Twin Circle Drive, Nashville, TN 37217
(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), HER 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), HER 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 23rd day of November, 2009.

Sherri Prosser

STATE OF TENNESSEE

COUNTY OF WILSON

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

Witness my hand and official seal at Mt Juliet, Tennessee, this 11/23/2009.

My Commission Expires: 9.2.2013

Notary Public

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

File Number: 281000265

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

Certificate of Authenticity

I, Tracey Trumphour, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Tracey Trumphour

State of Tennessee
County of Wilson

Personally appeared before me, Kimie Perry, a notary public for this county and state, Tracey Trumphour who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My commission expires:
6-5-12

Kimie Perry, Notary Public

