WARRANTY DEED

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of August, 2017.

Notary Public

MY COMMISSION EXPIRES: January 09, 2018

(AFFIX SEAL)

DEANIE L. GREGORY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

DEANIE L. GREGORY
ATTORNEY-AT-LAW
GREATER NASHVILLE TITLE
AND CLOSING COMPANY
200 Madison Street
Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Roy Culbertson	Roy Culbertson	043020a20000co
(NAME)	(NAME)	
1 Signal Point	1 Signal Point	
(ADDRESS)	(ADDRESS)	
Belleville, XX IL 62223	Belleville, XX IL 62223	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, MARGARET G. THORNTON, (erronously shown as Margaret Thorton in Grantor's deed), HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROY CULBERTSON, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

REAL PROPERTY LOCATED IN DAVIDSON COUNTY, TENNESSEE, being Lot No. 200 on the Site Plan of Phase Two, Cedarwood Courtyard Homes, a Planned Unit Development, of record in Book 5200, Pages 60-61 in the Register's Office for Davidson County, Tennessee, and by Clarification of Plat of Cedarwood Courtyard Homes of record in Book 5497, Page 800, said Register's Office, and further set forth on the Plan of a Resubdivision of a Portion of Phase Two, Cedarwood Courtyard Homes, Buildings N-Z (inclusive)A Planned Unit Development, of record in Plat Book 5200, Page 590, Register's Office for Davidson County, Tennessee, as clarified of Clarification of Plat of record in Book 5497, Page 800, said Register's Office, to which plan reference is here made for a complete description thereof, together with an undivided interest in and to common areas appurtenant to said Unit.

Being the same property conveyed to Margaret Thorton by Warranty Deed dated April 21, 2004 from Charles Smith and Marguerite Smith which deed is of record as Instrument No. 20040513-0055750 in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 2017 AND SUBSEQUENT YEARS; FURTHER SUBJECT to notes, easements, building set back lines and all matters set forth on Site Plan of Phase Two, Cedarwood Courtyard Homes of record in Book 5200, Pages 60-61, Register's Office for Davidson County, Tennessee, as clarified by Clarification of Plat of record in Book 5497, Page 800, said Register's Office, and further set forth on the Plan of a Resubdivision of a Portion of Phase Two, Cedarwood Courtyard Homes, Buildings N-Z (inclusive) A Planned Unit Development, of record in Plat Book 5200, Page 590, Register's Office for Davidson County, Tennessee; and subject to By Laws of Cedarwood Courtyard Homes Homeowners Association, Inc. of record in Book 5307, Page 231, Register's Office for Davidson County, Tennessee as amended by Amendment recorded as Instrument No. 20070802-0092059, said Register's Office; as further amended by Amendment recorded as Instrument No. 20120921-0085950, said Register' Office and as further amended by Amendment recorded as Instrument No. 20140505-0037855, said Register's Office, and subject to terms, conditions and obligations set forth in the Revised Declaration of Covenants, Conditions and Restrictions for Cedarwood Courtyard Homes, Inc. of record in Book 5495, Page 661, Register's Office for Davidson County, Tennessee (which Instrument does revoke and cancel those Covenants, Conditions and Restrictions recorded in Book 5302 ,Page 546, said Register's Office) and also in Book 5669, Page 132 ; Book 5720, Page 912; Book 5776, Page 741; Book 6053, Page 422; Book 6062, Page 285; Book 6119, Page 402; Book 6216, Page 434; Book 6707, Page 216; Book 9010, Page 503; Book 9010, Page 505 and in Instrument No. 20070802-0092060, all of which are in the Register's Office for Davidson County, Tennessee; further subject to Easements of record affecting subject property.

BILL GARRETT, Davidson County
Trans:T20170076209 DEEDWARR
Recvd: 08/31/17 10:08 2 pgs
Fees:13.00 Taxes:462.50

20170831-0089542

unimproved ☐

This is improved ☑ property, known as 200 Cedarwood Lane, Madison, TN 37115

(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, his heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my, heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 hand this 30th day of August, 2017.

Margaret G. Thornton

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 30th day of August, 2017, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Margaret G. Thornton**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
January 09, 2018

Deanie L. Gregory
Notary Public,

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115