3

BOOK 9860 PG 352

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 275,000.00

Mark Stout
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF November 19 95

Megan Reed
Notary Public

MY COMMISSION EXPIRES: 5-25-96
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY** BHFMB-95-2079
EDWARD SEDDON, ATTORNEY AT LAW
111 W. College Street, Murfreesboro, TN 37130 — 3 Maryland Farms Suite 110, Brentwood, TN 37027
313 E. Main Street Suite 5, Hendersonville, TN 37075 — 1187 Vultee Boulevard, Nashville, TN 37217 — 1885-C Ft. Campbell Boulevard, Clarksville, TN 37042

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Mark Stout (NAME) | SAME (NAME) | MAP 54-14 |
| 221 Kennett Road (ADDRESS) | (ADDRESS) | PARCEL 56 |
| Old Hickory, TN 37138 (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | 4D-27809 |

FOR AND 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, Arnulf P. Agbunag and Arnold P. Agbunag and Arlene Anne P. Agbunag

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mark Stout and wife, Barbara Stout

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:

Being Lot No. 151, Section 7 on the Plan of Brandywine Farms of record in Plat Book 4300, Page 65, Register's Office for Davidson County, Tennessee.

Said Lot No. 151 fronts 125.0 feet on the easterly margin of Kennett Road and extends back 341.4 feet on the northerly line and 345.0 feet on the southerly line to a broken line in the rear measuring 159.7 feet thereon.

Being the same property conveyed to Arnulfo A. Agbunag and wife, Merle P. Agbunag by deed from Willard Powers and wife, Ruby Powers of record in Book 4495, Page 532, Register's Office for Davidson County, Tennessee. Said property being further conveyed to Merle P. Agbunag by Divorce Decree from Arnulfo A. Agbunag of record in Book 6097, Page 405, Register's Office for said County. The said Merle P. Agbunag having since died and said property now being solely vested in Arnold P. Agbunag, Arnulf P. Agbunag and Arlene Anne P. Agbunag according to Will Book 189, Page 16, Probate Court Clerk's Office for Davidson County, Tennessee.

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

This conveyance is subject to Restrictive Covenants of record in Book 3816, Page 544 and Book 3822, Page 851, Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 221 Kennett Road, 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 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.

Witness our hand s this 3rd day of November 19 95

Arnulf P. Agbunag
Arnulf P. Agbunag

Arlene Anne P. Agbunag by Arnulf P Agbunag, Attorney in fact
Arlene Anne P. Agbunag

Arnold P. Agbunag by: Arnulf P. Agbunag, Attorney in fact
Arnold P. Agbunag

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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Arnulf P. Agbunag

the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 3rd day of November 19 95.

Commission expires 5-25-96

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 3rd day of November, 1995, personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named Arnulf P. Agbunag, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Arnold P. Agbunag and Arlene Anne P. Agbunag, and who acknowledged that he executed the same as the free act and deed of the said Arnold P. Agbunag and Arlene Anne P. Agbunag, by virtue of that Power of Attorney duly executed by the said Arnold P. Agbunag ane Arlene Anne P. Agbunag and appearing of record in Book 9860, Page 350 and Book 9860, Page 351, respectively, of the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at Brentwood, Tennessee, this 3rd day of November, 1995.

My Commission Expires: 5-25-96

Notary Public

95 NOV 15 AM 9:29
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

0123199

9608 11/15 01 CHECK 1026.50

**RETURN TO:**
**CUMBERLAND TITLE COMPANY**

**EDWARD SEDDON**
ATTORNEY - AT - LAW

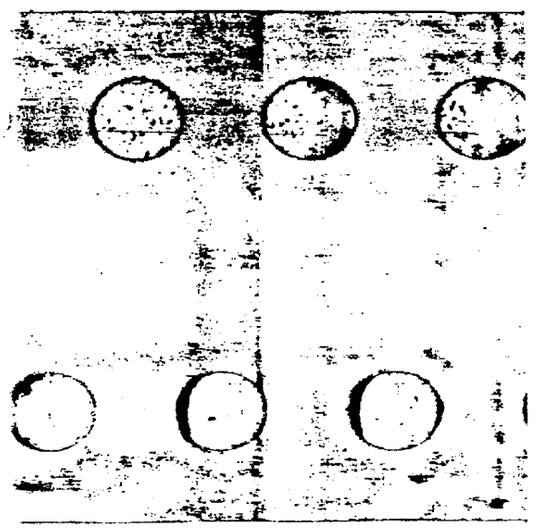
☐ 313 E. Main Street, Suite 5
Hendersonville, Tennessee 37075

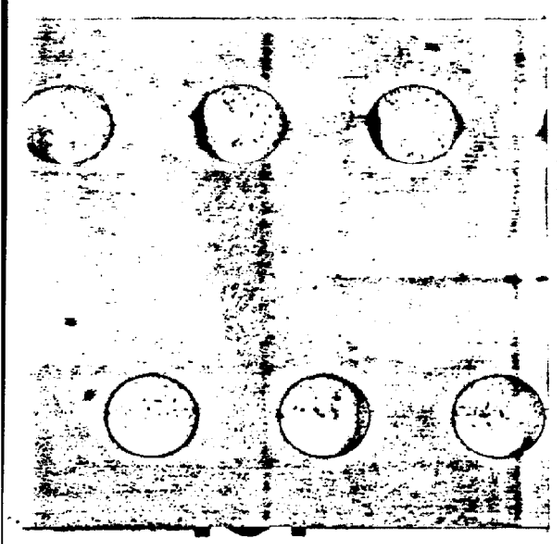
☐ 1885-C Ft. Campbell Boulevard
Clarksville, Tennessee 37042

☐ 1187 Vultee Boulevard
Nashville, Tennessee 37217

☐ 111 W. College Street
Murfreesboro, Tennessee 37130

☒ 3 Maryland Farms, Suite 110
Brentwood, Tennessee 37027





**OFFICIAL RECEIPT**
**FELIX Z. WILSON, II**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 9860 PG 354

| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | CAMT | |
| | | | 275000.00 | |
| | | | CON TX | 1017.50 |
| | | | PRFEE | 1.00 |
| | | | WDEED | 8.00 |
| | | | TOTAL | ~~1026.50~~ |
| | | | CHECK | ~~1026.50~~ |

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

11/15/95 01 09:31 0001 8608

0123199
IDENTIF. ↑ REFERENCE

95 NOV 15 AM 9:29
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 977169