3

BOOK 10780 PG 478

WARRANTY DEED

ELN-98-246

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 394,000.00

John Arradondo
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF January 1998

Paula M. Harris
Notary Public

MY COMMISSION EXPIRES: 11-24-2001
(AFFIX SEAL)

1310 Memorial Blvd., Springfield, TN 37172
111 W. College Street, Murfreesboro, TN 37130
100 Hazel Path, Suite A, Hendersonville, TN 37075

THIS INSTRUMENT WAS PREPARED BY
CUMBERLAND TITLE COMPANY
4733 Andrew Jackson Pkwy. #1-C, Hermitage, TN 37076
1187 Vultee Boulevard, Nashville, TN 37217

557 Sam Ridley Pkwy., Suite A, Smyrna, TN 37167
155 Franklin Rd., Suite 150, Brentwood, TN 37027
1885-C Ft. Campbell Boulevard, Clarksville, TN 37042

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Arradondo (NAME)	First American National Bank (NAME)	MAP 64
128 Dekewood Drive (ADDRESS)	First American Center (ADDRESS)	GROUP 1
Old Hickory, Tennessee 37138 (CITY) (STATE) (ZIP)	Nashville, Tennessee 37237 (CITY) (STATE) (ZIP)	PARCEL 52

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, Timothy W. Sherrill and wife, Janet E. Sherrill

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John Arradondo and wife, Jeanne Arradondo

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:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Brandywine Place, of record in Book 6250, page 327, Register's Office for said County, to which plan reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Timothy W. Sherrill and wife, Janet E. Sherrill by Special Warranty Deed from Bank of Goodlettsville of record in Deed Book 9063, page 884, Register's Office for said County.

The above legal description is the same as used in the prior Deed.

This conveyance is subject to Restrictive Covenants of record in Deed Book 6488, page 764 and Book 8904, page 855; the Plan of record in Plat Book 6250, page 327, Register's Office for said County.

98 FEB -3 PM 2:14
ELLA ... REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
0396759

unimproved ( )
This is improved (X) property, known as 128 Dekewood Drive, Old Hickory, Tennessee 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 28th day of January, 19 98

Timothy W. Sherrill
By: Timothy W. Sherrill by Janet E. Sherrill AH in fact
Janet E. Sherrill, Attorney-in-fact

Janet E. Sherrill
Janet E. Sherrill

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 10780 PG 479

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Janet E. Sherrill

the bargainor herself 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 Hermitage, Tennessee, this 28th day of January, 1998.

Commission expires 5/23/98

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 DAVIDSON

On this the 28th day of January, 1998, before me personally appeared Janet E. Sherrill, 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 Timothy W. Sherrill, and who acknowledged that she executed the same as the free act and deed of the said Timothy W. Sherrill by virtue of that Power of Attorney, duly executed by the said Timothy W. Sherrill and appearing of record in Book 10780, page 477, of the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at Hermitage, Tennessee, this 28th day of January, 1998.

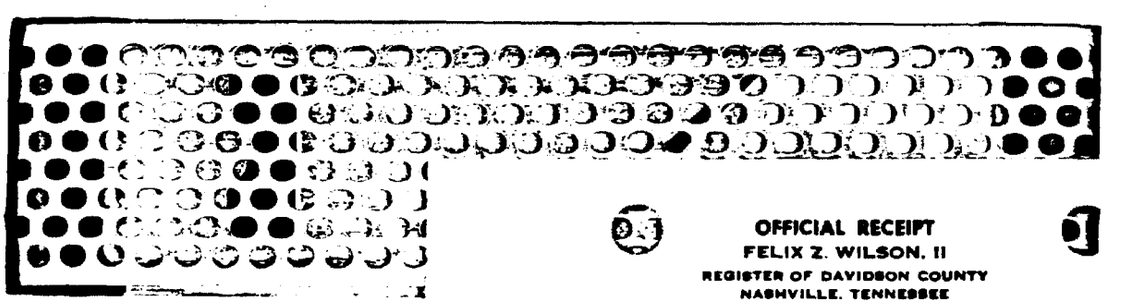
My Commission Expires: 5/23/98

Notary Public

9166 02/03 0101 03CHECK 1466.80

RETURN TO:
CUMBERLAND TITLE COMPANY

- ☐ 100 Hazel Path, Suite A, Hendersonville, Tennessee 37075
- ☐ 1187 Vultee Boulevard, Nashville, Tennessee 37217
- ☐ 1310 Memorial Boulevard, Springfield, Tennessee 37172
- ☐ 1885-C Ft. Campbell Boulevard, Clarksville, Tennessee 37042
- ☐ 111 W. College Street, Murfreesboro, Tennessee 37130
- ☒ 4733 Andrew Jackson Pkwy. #1-C, Hermitage, Tennessee 37076
- ☐ 557 Sam Ridley Pkwy W., Suite A, Smyrna, Tennessee 37167
- ☐ 155 Franklin Road, Suite 150, Brentwood, Tennessee 37027



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

RECEIVED OF _____

FOR _____

BOOK 10780 PG 480

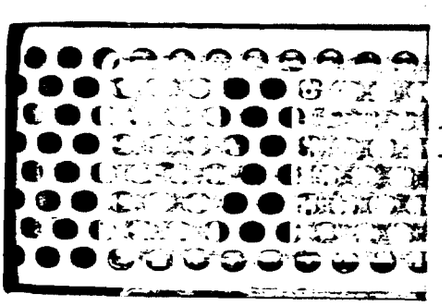
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
394000.00
CON TX 1457.80
PRFEE 1.00
WDEED 8.00
TOTAL 1466.80
CHECK 1466.80

02/03/98 01 14:19 0001 9166

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0396759
IDENTIFICATION REFERENCE

98 FEB -3 PM 2:14

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1249729