BOOK 10930 PG 519

WARRANTY DEED

ECASH-98-1921

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 74,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 5th DAY OF May 19 98

Notary Public

MY COMMISSION EXPIRES: (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
EDWARD SEDDON, ATTORNEY
4733 Andrew Jackson Pkwy. #1-C, Hermitage, TN 37076
1187 Vultee Boulevard, Nashville, TN 37217

557 Sam Ridley Dr., W. Main, Cookeville, TN 38501
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
Universal Builders, LLC (NAME)	Universal Builders, LLC ATT: BOB EARNHART (NAME)	86-102
Route 1, Tulip Grove Road (ADDRESS)	P.O. Box 356 (ADDRESS)	
Hermitage, Tennessee 37076 (CITY) (STATE) (ZIP)	MT. JULIET TN 37121 (CITY) (STATE) (ZIP)	

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, John Douglas McCormick and wife, Lois P. McCormick and John A. Tackett, Sr. and wife, Mary Ann Tackett

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Universal Builders, LLC

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:

A Tract of land situated just North of Rockwood Drive in the 13th Civil District of Davidson County, Tennessee, and described accoring to an unrecored Survey by John D. McCormick DTD. 4-24-98 as follows:

Beginning at an existing iron rod at an old fence post, being the Nortwest corner of the Joann Davis Property as recorded in Deed Book 6368, page 788 and being the Northeast corner of the poperty herein described; thence N 66 degrees 33'22" W. a distance of 462.03 feet to an existing iron rod; thence S 14 degrees 03'36" W a distance of 493.76 feet to a new iron rod at a large downed Oak tree; thence S 61 degrees 11'57" E a distance of 318.93 feet to a new iron rod; thence S59 degrees 36'07" E a distance of 235.92 feet to an existing iron rod; thence N 21 degrees 17'12" E a distance of 39.53 feet to an existing iron rod; thence N 5 degrees 28'06" E a distance of 27.15 feet to an existing rod; thence n 4 degrees 58'44" E a distance of 506.23 feet to the point of beginning, containing 5.969 acres more or less.

Being the same property conveyed to John Douglas McCormick and wife, Lois P. McCormick and John A. Tackett, Sr. and wife Mary Ann Tackett by deed from Sara Lee Group, Inc. of record in Deed Book 10677, page 521, Register's Office for said County.

Mary Ann Tackett executed this instrument on behalf John A. Tackett, pursuant to a Power of Attorney of record in Book 8696, page 75, Register's Office for Davidson County.

Grantors agrees to pay Rollback Taxes.

CONTINUED

unimproved (X)
This is improved ( ) property, known as Route 1, Tulip Grove Road, Hermitage, Tennessee 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 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 5th day of May 19 98

John Douglas McCormick

Lois P. McCormick

John A. Tackett, Sr. by Mary Ann Tackett attorney in fact

Mary Ann Tackett

BOOK 10930 PG 520

STATE OF TENNESSEE
COUNTY OF

,Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____day of _____ 19_____ .

Commission expires _____

_____
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 5th day of May, 1998, before me personally appeared Mary Ann Tackett, 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 John A. Tackett, Sr., and who acknowledged that she executed the same as the free act and deed of the said John A. Tackett, Sr. by virtue of that Power of Attorney, duly executed by the said John A. Tackett, Sr. and appearing of record in Book _____, page _____, of the Register's Office of Davidson, County, Tennessee.

Witness my hand and official seal at Hermitage, Tennessee, this _____ day of May, 1998.

My Commission Expires: 5/23/98

Notary Public

TRACEY TRUMPHOUR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

98 MAY 13 PM 2:49

FELIX Z. HILL, III REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

04376411

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
- ☒ 4333 Andrew Jackson Pkwy, P1-C, Hermitage, Tennessee 37076
- ☐ 527 Sam Ridley Pkwy W., Suite A, Smyrna, Tennessee 37167
- ☐ 345 Franklin Road, Suite 150, Brentwood, Tennessee 37027

7003 0

RECORDED

282-80

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

RECEIVED OF _____

FOR _____

BOOK 10930 PG 521

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 74000.00
CON TX 273.80
PRFEE 1.00
WDEED 8.00
TOTAL 282.80
CHECK 282.80

05/13/98 01 14:54 0001 7003

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0437641
IDENTIF. # REFERENCE

98 MAY 13 PM 2:49

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1293017