WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson BOOK 11086 PAGE 36

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 142,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF August 19 98

Notary Public

MY COMMISSION EXPIRES: 3/23/2002
(AFFIX SEAL)

EMSF-98-3275

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 Pkwy. W. Suite A, Smyrna, TN 37167
155 Franklin Rd., Suite 150, Brentwood, TN 37027
1885-C Pt. Campbell Boulevard, Clarksville, TN 37042

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chris Moak	Mid-State Financial Service	MAP 86
(NAME)	(NAME)	
1937 Welsenboro Circle	2021 Richard Jones Road, #200	GROUP 8
(ADDRESS)	(ADDRESS)	
Hermitage, Tennessee 37076	Nashville, TN 37215	PARCEL 109
(CITY) (STATE) (ZIP)	(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, Michael Ward and wife, Debra Ward

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Chris Moak and wife, Leigh Ann Moak

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. 347 on the Final P.U.D. of Phase I, Camden Woods of record in Plat Book 6900, Page 697 and 698, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Michael Ward and wife, Debra Ward by deed from Daniel J. Adomitis of record in Deed Book 8101, page 906, Register's Office for said County.

Restrictive Covenants of record in Deed Book 7620, Page 561, Register's Office of said County.

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

For the purpose of this transaction, Debby Ward and Debra Ward are one and the same person.

0480773
IDENTIF. & REFERENCE

98 AUG 28 AM 9:35
FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN.

3215 08/28 0101 03CHECK 536.40

unimproved ( )
This is improved (X) property, known as 1937 Welsenboro Circle, 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 24th day of August 19 98

Michael Ward
Michael Ward

Debra Ward by Michael Ward, atty in fact
Debra Ward

BOOK 11086 PAGE 37

STATE OF TENNESSEE
COUNTY OF Davidson

,Personally appeared before me, Tracey Trumphour, a Notary Public in and for said County and State, the within named Michael Ward

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 Hermitage, Tennessee, this 24th day of August, 19 98.

Commission expires 3/23/2008

Tracey Trumphour
Notary Public

NOTARY PUBLIC AT LARGE TENN. DAVIDSON COUNTY

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 24TH day of August, 1998, before me personally appeared Michael Ward, 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 Debra Ward aka Debby Ward, and who acknowledged that Debra Ward aka Debby Ward executed the same as the free act and deed of the said Debra Ward aka Debby Ward by virtue of that Power of Attorney, duly executed by the said Debra Ward aka Debby Ward 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 24th day of August, 1998.

My Commission Expires: 3/23/2008

Tracey Trumphour
Notary Public

CUMBERLAND TITLE COMPANY

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 11086 PAGE 38

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 142000.00
CON TX 525.40
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 536.40
CHECK 536.40

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 08/28/98 07:35:01 0001 3215

0480773
IDENTIF. # REFERENCE.

98 AUG 28 AM 9:35
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1338689