BOOK 11646 PAGE 744

WARRANTY DEED

EVOL-99-3264

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 124,900.00

Susan C. Valentine
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
19th DAY OF August 19 99

Notary Public

MY COMMISSION EXPIRES 3/23/2000
(AFFIX SEAL)

1310 Memorial Blvd., Springfield, TN 37172
111 W. College Street, Murfreesboro, TN 37130
313 E. Main Street Suite 5, 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. W, Suite A, Smyrna, TN 37167
216 Centerview Drive, Suite 139, Brentwood, TN 37027
1885-C Ft. Campbell Boulevard, Clarksville, TN 37042

MAIL

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Susan C. Valentine	Same	MAP 42
(NAME)	(NAME)	
109 East Marthona Drive		GROUP 15-0
(ADDRESS)	(ADDRESS)	
Madison, Tennessee 37115		PARCEL 70
(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, Cambridge Builders Corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Susan C. Valentine, Unmarried

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 Nos. 17, 18, 19 and 20 of Block "A" on the Map of Marthona Subdivision, not of record, and described according to a copy of a survey by J. A. Medford, Surveyor, in December 1937, as follows:

BEGINNING at a point in the easterly margin of Ezell Road East, 340.6 feet South of the southerly margin of Old Hickory Boulevard; thence easterly 401.1 feet to a point which is 351.2 feet South of the south margin of Old Hickory Boulevard; thence South 1 deg. 52' West 89.3 feet to the corner of Lots 20 and 21; thence with the line between said lots westerly 404.7 feet to the easterly margin of Ezell Road East; thence with the margin of the same, northerly 2 deg. 58' East 89.3 feet to the point of beginning.

Being the same property conveyed to Cambridge Builders Corporation by Quitclaim deed from Daryl M. Adler and Nelson W. Holt of record in Deed Book 11627, page 669, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Deed Book 1133, page 313 and Book 1151, page 253, Register's Office for said County.

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

99 SEP -2 AM 10:45
DAVIDSON COUNTY, TN.

0631 6 17
REFERENCE

unimproved ( )
This is improved (X) property, known as 109 East Marthona Drive, Madison, Tennessee 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 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 my hand this 19th day of August 19 99

Cambridge Builders Corporation
By: Nelson W. Holt - PRESIDENT
Nelson W. Holt, President

$10.00 CHECK
$72.13

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 DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Nelson W. Holt and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the President and _____ respectively of the Cambridge Builders Corporation the within named bargainor, and corporation, and that he as such President 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 Nelson W. Holt as such President, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Hermitage, Tennessee 37076 on this the 19th day of August 19 99 .

My commission expires 5-21-00

DAVIDSON COUNTY, TENN. LURA K. PERRY NOTARY PUBLIC AT LARGE

Lura K. Perry
Notary Public

RETURN TO:
CUMBERLAND TITLE COMPANY

- ☐ 313 E. Main Street, Suite 5, 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
- ☐ 216 Centerview Drive, Suite 139, Brentwood, Tennessee 37027

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 11646 PAGE 746

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	CFEE	- COMPUTER FEE	PRFEE	- PROBATE FEE

06316117

IDENTIFICATION REFERENCE

99 SEP -2 AM 10:45

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAPT	124900.00
CO TX	462.13
PRFEE	1.00
MDEED	8.00
CFEE	2.00
TOTAL	473.13
CHECK	473.13

09/02/99 01 10:45 0001 3939

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1511980