WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 139,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF February, 2000

Notary Public

MY COMMISSION EXPIRES: April 22, 2001
(AFFIX SEAL)

RUTHERFORD CTY. TENNESSEE NOTARY AT LARGE DEBORAH C. WILLIAMS

MFGR 00-39

1310 Memorial Blvd., Springfield, TN 37172
122 Heritage Park Dr., Ste. 200, Murfreesboro, TN 37129
181 E. Main Street, Suite 3, 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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles E. Settles, Jr. (NAME)	Citizens Bank, A Tennessee (NAME)	MAP 176-5
4900 Hickory Woods East (ADDRESS)	130 S. Broad Street (ADDRESS)	PARCEL 28
Antioch, Tennessee 37013 (CITY) (STATE) (ZIP)	New Tazewell, TN 37825 (CITY) (STATE) (ZIP)	2D-77140

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, Theodore L. Daniel and wife, Sharon B. Daniel

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles E. Settles, Jr. and wife, Joselyn R. Jones-Settles

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. 105, Section One, Hickory Woods East, as shown by plat of record in Plat Book 6900, page 510, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Theodore L. Daniel and wife, Sharon B. Daniel by deed from Holigan Homes Tennessee, LTD. of record in Deed Book 10862, page 343, Register's Office for Davidson County, Tennessee.

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

Instr:200002040011872 Page: 1 OF 2
REC'D FOR REC 02/04/2000 10:45:03AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $516.15

unimproved ( )
This is improved (X) property, known as 4900 Hickory Woods East, Antioch, Tennessee 37013
(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 2nd day of February, 2000

Theodore L. Daniel

Theodore L. Daniel

Sharon B. Daniel

Sharon B. Daniel

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

,Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Theodore L. Daniel and wife, Sharon B. Daniel

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Smyrna, Tennessee, this 2nd day of February, 2000.

Commission expires April 22, 2001

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ 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 _____.

My commission expires _____

Notary Public

RETURN TO:
CUMBERLAND TITLE COMPANY

- ☐ 181 E. Main Street, Suite 3, Hendersonville, Tennessee 37075
- ☐ 1187 Vultee Boulevard, Nashville, Tennessee 37217
- ☐ 1310 Memorial Boulevard, Springfield, Tennessee 37172
- ☐ 1885-C Ft. Campbell Boulevard, Clarksville, Tennessee 37042
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- ☐ 4733 Andrew Jackson Pkwy. #1-C, Hermitage, Tennessee 37076
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