WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $118,500.00

Sonya Nicholson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF MAY, 2000.

Notary Public

MY COMMISSION EXPIRES: 3/23/03

AFFIX SEAL

NOTARY PUBLIC TENN COUNTY TRACEY TRUMPH DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

Instr:200005300053300 Page: 1 OF 2
REC'D FOR REC 05/30/2000 2:17:24PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $438.45

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sean Nicholson	Bank of America, N.A.	Map 64-9 Parcel 231
(NAME) 4309 Brackenwood Drive	(NAME) 2059 Northlake Parkway	
(ADDRESS) Old Hickory, TN 37076	(ADDRESS) Tucker, GA 30084	
(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,

DENNIS EUGENE SCHOOLEY, unmarried **AND CATHLEEN LYNETTE SCHOOLEY, UNMARRIED**

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

SEAN W. NICHOLSON AND WIFE, SONYA E. NICHOLSON

, 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. 71 on the Plan of Southfork Subdivision, Section One, as of record in Plat Book 6250, Page 384 & 385, amended in Book 6690, page 48, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Dennis Eugene Schooley and wife, Cathleen Lynette Schooley by deed from Centex Homes Corporation of record in Deed Book 7107, page 111, Register's Office for said County.

This deed hereby corrects and amends property address to read Old Hickory, TN 37138 in lieu of Antioch, TN 37013 in prior deed of record in Book 6741, page 701, Register's Office of Davidson County,

This conveyance is subject to Restrictive Covenants of record in Deed Book 6596, page 797, Register's Office for said County.

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

The said Dennis Eugene Schooley and Cathleen Lynette Schooley having since divorced by final decree of record in Docket No. 95D-2309, Circuit Court Clerks Office for Davidson County, Tennessee.

Unimproved ☐
This is improved ☒ property, known as 4309 Brackenwood Drive, Old Hickory, TN 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 my/our hand(s) this 25th day of May, 2000.

Dennis Eugene Schooley

Cathleen L. Schooley

Personally appeared before me the undersigned ,a Notary Public in and for said County and State, the within named Dennis Eugene Schooley and Cathleen Lynette Schooley the bargainor _, 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 this 25th day of May, 2000.

My Commission Expires 3/23/02

Notary Public

TRACEY TRUMPHOUR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

File Number200004155

RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122