WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $102,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES:.

(AFFIX SEAL)

Instr:200005310053981 Page: 1 OF 2
REC'D FOR REC 05/31/2000 12:37:12PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $377.40

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leon J. Cominsky	AmSouth Bank of Tennessee	MAP 74 PARCEL 116
(NAME) 7011 Bonnafair Drive	(NAME) 601 Market Center	GROUP 08-0
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Chattanooga, TN 37401	
(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,

KENNETH L. LEMON AND WIFE, INA KAYE LEMON

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

LEON J. COMINSKY AND LORRAINE VEGA , both 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:

Being Lot No. 646 on the Plan of Hermitage Hills, Section 7, as of record in Plat Book 3300, Page 62 and 63, 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 Kenneth L. Lemon and Ina Kaye Lemon by deed from Paul H. Hibner and wife, Mary E. Hibner of record in Deed Book 5477, page 134, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Deed Book 3399, page 446; Book 3404, page 165, Register's Office for said County.

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

unimproved ☐
This is improved ☒ property, known as 7011 Bonnafair Drive, Hermitage, TN 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 my/our hand(s) this 25th day of May, 2000.

Kenneth L. Lemon

Ina Kaye Lemon

Personally appeared before me the undersigned ,a Notary Public in and for said County and State, the within named Kenneth L. Lemon and wife, Ina Kaye Lemon the bargainors, 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 May, 2000.

My Commission Expires 3/23/02

Notary Public

TRA NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

File Number20000509

RETURN TO:

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