WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,900.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 3/3/02
(AFFIX SEAL)

TRACEY TRUMPH DAVIDSON NOTARY PUBLIC AT LARGE COUNTY TENN

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

Instr:200005310053996 Page: 1 OF 2
REC'D FOR REC 05/31/2000 12:59:27PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $462.13

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leander H. Dupie III	First Horizon Home Loan Corp. dba First Tennessee Home Loans	108-04-0-132
(NAME)	(NAME)	
821 Restover Court	P.O. Box 146	
(ADDRESS)	(ADDRESS)	
TN 37214	Memphis, TN 38101	
(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, **Sarah S. Paddon and Husband, Jonathan W. Paddon**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Leander H. Dupie III and Wife, Neta A. Dupie**, 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. 318 on the Plan of Larchwood, Section 6, as of record in Plat Book 6250, Page 235, 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 Sarah S. Paddon and Husband, Jonathan W. Paddon by deed from Frank Batson Quality Homes, Inc. of record in Deed Book 9329, page 768, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Deed Book 6452, page 163, 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 821 Restover Court, Nashville, TN 37214
(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.

Sarah S. Paddon

Jonathan W. Paddon

Jonathan W. Paddon

Personally appeared before me the undersigned ,a Notary Public in and for said County and State, the within named Sarah S. Paddon and Jonathan W. Paddon 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 DAVIDSON COUNTY, TENN. NOTARY PUBLIC

File Number200004186

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