WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $134,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF JULY, 2000.

Notary Public

MY COMMISSION EXPIRES: 3/23/02

(AFFIX SEAL)

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

Instr:200007100068106 Page: 1 OF 2
REC'D FOR REC 07/10/2000 12:18:52PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $499.13

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Samuel T. Capps	Columbia National Incorparated	Map 86
(NAME) 1201 Jacksons View Road	(NAME) 216 Centerview Drive Suite 102	Parcel 13
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Brentwood, TN 37027	Group 07-0-A
(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,

NANCI H. HINSON A/K/A NANCI RYAN AND HUSBAND ROBERT L. RYAN

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

SAMUEL T. CAPPS AND WIFE, KIMBERLY W. CAPPS

, 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. 13 on the Plan of Bret Ridge, as shown by plat of record in Plat Book 6900, page 121, 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 the within named grantors by deed of even date, which instrument is being recorded simultaneously herewith.

Being the same property conveyed to Nanci H. Hinson by deed from Steve d. Hinson of record in Deed Book 9893, page 734, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Deed Book 7030, page 527; Book 7047, page 171, Register's Office for said County.

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

This conveyance is subject to By-Laws of record in Book 7030, page 540, Register's Office of said County.

Electrical Permit Easement as shown of record in Deed Book 5625, Page 287, Register's Office for said County.

Sewer Easement as shown of record in Deed Book 5649, Page 458; Book 7532, page 789, Register's Office for said County.

Robert Ryan joins in this conveyance to convey any and all rights he may have in this property.

Subject to Homeowner's Association dues.

unimproved ☐
This is improved ☒ property, known as 1201 Jacksons View Road, 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 3rd day of July, 2000.

Nanci H. Hinson Ryan

Nanci H. Hinson Ryan

Robert L. Ryan

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me the undersigned ,a Notary Public in and for said County and State, the within named Nanci H. Hinson n/k/a Nanci H. Ryan and Robert Ryan 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 3rd day of July, 2000.

My Commission Expires 3/23/02

Notary Public

TRACEY TRUMPHOUR NOTARY

File Number200006130
RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122