File : Box 13

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/11/00 08:03 2pgs
Fees:11.00 Taxes:1154.40

20001011-0100759

#1048

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $312,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF SEPTEMBER, 2000.

Notary Public

MY COMMISSION EXPIRES: May 26, 2002.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Greg E. Hearn	CitiMortgage, Inc.	109-178
(NAME)	(NAME)	
12211 Old Hickory Boulevard	404 BNA Drive	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Nashville, TN 37217	
(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, Estate of Charles Richard Loudermilk, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Greg E. Hearn, married, 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:

Land in Davidson County, Tennessee, being a 5.01, more or less, acre tract of land lying in the 2nd Civil District, said tract further described as being a portion of the property conveyed in Book 4957, page 957, said Register's Office, as follows:

Being at a point lying on the easterly margin of Old Hickory Boulevard; said point further described as lying south 2696.41 feet from the southerly margin of Stewarts Ferry Pike; thence leaving said easterly margin north 85 deg. 40 min. 03 sec. east a distance of 764.66 feet to a point lying on the westerly line of the United States Government property; thence running with said property line of the United States Government property south 10 deg. 27 min. 18 sec. west a distance of 388.61 feet to a point; thence leaving the westerly line of the United States Government property and running with the northerly line of the said United States Government property north 81 deg. 29 min. 16 sec. west a distance of 682.55 feet to a point on the easterly margin of Old Hickory Boulevard; thence leaving said United States property and running with the easterly margin of Old Hickory Boulevard, north 4 deg. 19 min. 57 sec. west a distance of 224.0 feet to the point of beginning, containing 5.01 more or less, acres.

Being the same property conveyed to Charles Richard Loudermilk, by deed of record in Book 5633, Page 711, Register's Office for Davidson County, Tennessee. The said Charles Richard Loudermilk having since died testate leaving Charles Robert Loudermilk to serve as executor of his estate. Reference Will Book 99P-1588 Davidson County Probate Court.

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

unimproved ☐
This is improved ☒ property, known as 12211 Old Hickory Blvd., 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 our hands this 29th day of September, 2000.

Estate of Charles Richard Loudermilk

By: Charles Robert Loudermilk

Charles Robert Loudermilk, Executor

John Andrew Loudermilk, Trustee

John Andrew Loudermilk, Trustee for Beneficiaries

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the state and County aforesaid, personally appeared Charles Robert Loudermilk with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Executor of the Charles Richard Loudermilk Estate, and that he as such Executor executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 25th day of September, 2000.

Commission expires: 5/26/02

Victor Hazelwood

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the state and County aforesaid, personally appeared John Andrew Loudermilk with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Trustee of the Charles Richard Loudermilk Estate, and that he as such Trustee executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 29th day of September, 2000.

Commission expires: May 26, 2002

Victor Hazelwood

Notary Public