# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $83,900.00

Wesley S Rowlette
Affiant

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

Tracey Trumpbour
Notary Public

MY COMMISSION EXPIRES: 3/23/02
(AFFIX SEAL)

TRACEY TRUMPBOUR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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

Davidson County DEEDWARR
Recvd: 11/01/00 15:04 2pgs
Fees:11.00 Taxes:310.43
20001101-0108547

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Wesley S. Rowlette | GMAC Mortgage Corporation | MAP 108 |
| (NAME) 3313 Cedar Ridge Road | (NAME) 100 Witmer Road | GROUP 08-0 |
| (ADDRESS) Nashville, TN 37214 | (ADDRESS) Horsham, PA 19044-0963 | PARCEL 213 |
| (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,

**EARLE R. EADS AND WIFE, GERALDINE EADS**

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

**WESLEY S. ROWLETTE, A SINGLE PERSON**

, 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. 236-B on the Plan of Larchwood Subdivision, as of record in Plat Book 5800, 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 Earle R. Eads and Wife, Geraldine Eads by deed from C. Stephen Williams and wife, Carma B. Williams of record in Deed Book 9053, page 440, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Deed Book 6103, page 741; Book 6011, page 130; Book 5688, page 696; Book 5681, page 532; Book 5479, page 443, 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 3313 Cedar Ridge Road, 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 October, 2000.

Earle R. Eads by Fran Haworth Atty in fact
Earle R. Eads

Geraldine Eads by Fran Haworth Atty in fact
Geraldine Eads

STATE OF Tennessee
COUNTY OF Wilson

On this the 25th day of October, 2000, before me personally appeared Fran Haworth, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Earle R. Eads and Geraldine Eads, and who acknowledged that she executed the same as the free act and deed of the said Earle R. Eads and Geraldine Eads by virtue of that Power of Attorney, duly executed by the said Earle R. Eads and Geraldine Eads and appearing of record simultaneously herewith, of Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 25th day of October, 2000.

My Commission Expires: 3/23/02

Tracey Trumphour
Notary Public

TRACEY TRUMPHOUR NOTARY PUBLIC AT LARGE DAVIDSON

**File Number200009246**
**RETURN TO:**
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Mt. Juliet, Tennessee 37122