Box 1

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF NOVEMBER, 2000.

Notary Public

MY COMMISSION EXPIRES: February 19, 2002.
(AFFIX SEAL)

NOTARY PUBLIC AT

Davidson County DEEDWARR
Recvd: 11/14/00 08:47 2pgs
Fees:11.00 Taxes:980.50

20001114-0112679

**THIS INSTRUMENT WAS PREPARED BY**
**Guaranty Title and Escrow Company, 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **Gene A. Sardon** | Owner | **110-168** |
| (NAME) **4118 Smotherman Lane** | 11727 Miles Avenue, Apt. 6 | |
| (ADDRESS) **Hermitage, TN 37076** | Cleveland, OH 44105 | |
| (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 G. Nix and Kelly S. Stewart, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gene A. Sardon and wife Willa P. Sardon, 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 lying and being in the 4th Civil District of Davidson County, Tennessee, and described according to an unrecorded survey made by Gary R. Cummings, September 12, 1970, as follows:

Beginning at an iron pin in the easterly margin of New Hope Road, said point being 1,405 feet more or less from the center line of Stewarts Ferry Pike; thence with the easterly margin of New Hope Road; north 3' 14' 20' East 50.00 feet to an iron pin; thence leaving the easterly margin of New Hope Road South 7' 13'00'' East 873.05 feet to an iron pin; thence South 54' 39' 29'' East 020.01 feet to an iron pin in the westerly margin of Smotherman's Lane (a private driveway); thence South 4' 06'24'' West 201.00 feet to an iron pin; thence northeast corner of an 11.22 acre tract owned by Robert D. Moles by deed of record in Book 5072, Page 16, Register's Office for Davidson County, Tennessee; thence running with said Moles north line North 86 deg. 25' 47'' West 824.42 feet to an iron pin; thence North 3' 14' 26'' East 236.62 feet to an iron pin: thence North 87' 13' 00'' West 873.05 feet to the point of beginning and containing 6.20 acres, more or less.

Being the same property conveyed to Kenneth G. Nix and Kelly S. Stewart, as joint tenants with the specific right of survivorship by deed of record in Book 10770, Page 819, Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☒ property, known as **4118 Smotherman Lane, 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 **13th day of November, 2000**.

Kenneth G. Nix

Kelly S. Stewart

State of Tennessee County of Davidson

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Kenneth G. Nix and Kelly S. Stewart the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this ~~13th day of November, 2000.~~

Commission expires:

Notary Public

NOTARY PUBLIC AT LARGE

DAVIDSON CO. TENN

My Commission Expires 8-19-2002