WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $69,500.00

Kenneth Neil
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF JANUARY, 2001.

Veronica E. Victory
Notary Public

MY COMMISSION EXPIRES: December 19, 2004.
(AFFIX SEAL)

VERONICA E. VICTORY NOTARY PUBLIC AT LARGE RUTHERFORD CTY., TN

Davidson County DEEDWARR
Recvd: 01/22/01 15:56 2pgs
Fees:11.00 Taxes:257.15
20010122-0006580

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
613 Potomac Place, Suite #205
Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth Neil	Same	Map 51-4
(NAME)	(NAME)	Parcel 49
901 Gibson Drive		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(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,

Richard D. Edens and Wife, Polly Ann Edens

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

Kenneth Neil and Wife, Paula Neil

, 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. 70 on the Plan of Stratton Heights, as of record in Plat Book 1835, Page 13, 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 Richard D. Edens and Wife, Polly Ann Edens by deed from Richard D. Edens and wife Polly Ann Edens of record in Deed Book 4423, page 365, Register's Office for said County.

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

Easement and permanent Right of Way for Sewer and/or Storm Drainage as shown of record in Deed Book 5271, Page 404 and Book 8709, Page 630, Register's Office for said County.

Subject to all matters as set forth per Plat Book 1835, Page 13, Register's Office of said County.

unimproved ☐

This is improved ☒ property, known as 901 Gibson Drive, Madison, TN 37115
(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 15th day of January, 2001.

Richard D. Edens

Polly Ann Edens

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 Richard D. Edens and wife Polly Ann Edens the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 1/15/2001

My Commission Expire:12/19/2004

Veronica E. Victory

VERONICA E. VICTORY
NOTARY PUBLIC AT LARGE
RUTHERFORD CTY. TN

File Number2101090
RETURN TO:
Cumberland Title Company
613 Potomac Place, Suite#205
Smyrna, TN 37167