WARRANTY DEED

LURA K. PERRY NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $191,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JANUARY, 2001.

Notary Public

MY COMMISSION EXPIRES: 8/8/04

(AFFIX SEAL)

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

Davidson County DEEDWARR
Recvd: 02/05/01 08:54 2pgs
Fees:11.00 Taxes:708.55

20010205-0010743

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Roy M. Pate	Countrywide Home Loans, Inc.	MAP 85
(NAME) 2032 Nora Lane	(NAME) 155 N. Lake Avenue P.O. Box 7137	GROUP 04-0
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Pasadena California 91109-7137	PARCEL 5
(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,

BETTY S. RUTLEDGE, AN UNMARRIED PERSON

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

ROY M. PATE AND **EMILY B. PATE, HUSBAND AND WIFE**

, 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. 38 on the Plan of Section 1, Stones River Estates, as of record in Plat Book 2900, Page 139, 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 Betty S. Rutledge by Quitclaim deed from Joe M. Rutledge of record in Deed Book 9826, page 333, Register's Office for said County. The said Betty S. Rutledge having given a Durable Power of Attorney to John Rutledge of record in Book 11072, page 710, Register's Office for said County

This conveyance is subject to Restrictive Covenants of record in Deed Book 3182, page 429; Book 3375, page 291, 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 2032 Nora 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 30th day of January, 2001.

Betty S. Rutledge,

John Rutledge Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 1/30/2001, before me personally appeared John Rutledge, 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 Betty S. Rutledge, and who acknowledged that she executed the same as the free act and deed of the said Betty s. Rutledge by virtue of that Power of Attorney, duly executed by the said Betty S. Rutledge and appearing of record in Book 11072, page 710, of Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at CTC Hermitage, this 1/30/2001

My Commission Expires: Aug 8, 2004

Lura K. Perry
Notary Public

LURA K. PERRY
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.

File Number2101212
RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122