# 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 $118,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JANUARY, 2001.

Notary Public

MY COMMISSION EXPIRES: August 8, 2004

(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 10:19 2pgs
Fees:11.00 Taxes:436.60

20010205-0010843

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Debra R. Vincion | Columbia National Inc. | MAP 75 |
| (NAME) 303 Belinda Drive | (NAME) 7142 Columbia Gateway Drive | GROUP 10-0 |
| (ADDRESS) Hermitage, TN 37076 | (ADDRESS) Columbia Maryland 21046 | PARCEL 54 |
| (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,

LEIGH ANN PETTYJOHN, UNMARRIED,

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

DEBRA R. VINCION, AN UNMARRIED PERSON AND BARBARA E. BROOKS, AN UNMARRIED 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. 25 on the Plan of Hermitage Estates, as of record in Plat Book 3300, Page 70 & 71, 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 Leigh Ann Pettyjohn, Unmarried by deed from Jerry W. Cornwell, Michael G. Cornwell, Ruth Marie Cornwell, Amy C. Hunsberger, Betty Teresa Davenport and Patricia Denise Cathey of record in Instrument Number 200005050045602, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Deed Book 3403, page 556, 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 303 Belinda Drive, 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 31st day of January, 2001.

Leigh Ann Pettyjohn

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me the undersigned ,a Notary Public in and for said County and State, the within named Leigh Ann Pettyjohnthe bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that her executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 31st day of January, 2001.

My Commission Expires August 8, 2004

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

Notary Public

**File Number2101185**
**RETURN TO:**
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13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122