# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF MARCH, 2001.

Notary Public

MY COMMISSION EXPIRES: 3/23/02

(AFFIX SEAL)

TRACEY TRUMPHOUR 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: 04/09/01 17:18 2pgs
Fees:11.00 Taxes:573.50
20010409-0035021

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Clifford T. Guthrie | Wells Fargo Home Mortgage, Inc. | Map 86 |
| (NAME) 731 Old Lebanon Dirt Road | (NAME) 405 SW Fifth Street | Group 00-0 |
| (ADDRESS) Hermitage, TN 37076 | (ADDRESS) Des Moines Iowa 55309-0000 | Parcel 292 |
| (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,

**William H. Withers, a 1/5 interest and James Harold Withers, a 1/5 interest, and Ronald Lee Withers, a 1/5 interest, and Wanda Withers Cates a 1/5 interest, and James Albert Withers a 1/10 interest and Peggy Withers Warner, a 1/10 interest**

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

Clifford T. Guthrie, a single person

, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN ~~WILSON~~ *Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 1 on the Plan of James Withers Subdivision, as of record in Plat Book 6200, Page 441, Register's Office for ~~Wilson~~ *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 William H. Withers, 1/5 interest, and James Harold Withers, 1/5 interest, and Ronald Lee Withers, 1/5 interest and Wanda Withers Cates1/5 interest and James Albert Withers1/10 interest and Peggy Withers Warner1/10 interest by Quit Claim deed from Lillian Strator Withers, a widow of record in Deed Book 9318, page 789, 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 731 Old Lebanon Dirt Road, 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 29th day of March, 2001.

James Albert Withers by William H. Withers, Atty in fact
James Albert Withers

Peggy Withers Warner by William H. Withers, Atty in fact
Peggy Withers Warner

Ronald Lee Withers

William H. Withers

Wanda Withers Cates

James Harold Withers

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 William H. Withers and James Harold Withers and Ronald Lee Withers and Wanda Withers Cates the bargainor__, 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 3/29/2001

My Commission Expire: 5-28-2003

Notary Public

WENDY L. CAUSEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Wilson

On this the 3/29/2001, before me personally appeared William H. Withers, 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 James Albert Withers and Peggy Withers Warner, and who acknowledged that he executed the same as the free act and deed of the said James Albert Withers and Peggy Withers Warner by virtue of that Power of Attorney, duly executed by the said James Albert Withers and Peggy Withers Warner and being recorded simultaneously herewith in the Register's Office of Wilson County, Tennessee.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 3/29/2001

My Commission Expires: 5-28-2003

Notary Public

**File Number2103153**

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

WENDY L. CAUSEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.