WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $89,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF MAY, 2001.

Notary Public

MY COMMISSION EXPIRES: 6/14/2001

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 06/12/01 09:43 2pgs
Fees:11.00 Taxes:331.15

20010612-0061648

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lorrie Ann Ford	National Bank of Commerce	Map 95
(NAME) 2126 Jade Drive	(NAME) 115 29th Avenue South	Group 14-0
(ADDRESS) Nashville, TN	(ADDRESS) Nashville Tennessee 37217	Parcel 57
(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,
Patricia E. Sanders and Husband, Harlan A. Sanders, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
Lorrie Ann Ford, unmarried, 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. 52 on the Plan of Elm Hill Acres, Section 1, as of record in Plat Book 2331, Page 67, 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 Patricia E. Sanders and Husband, Harlan A. Sanders by deed from Jo Carol Finney of record in Deed Book 9365, page 515, Register's Office for said County.

Tammy Edwards executed this instrument on behalf of Patricia E. Sanders and husband Harlan A. Sanders pursuant to a Power of Attorney which is being placed of record concurrently herewith.

#20010612-0061647

Restrictive Covenants of record in Deed Book 2442, Page 464, Register's Office of said County

Easement as shown of record in Deed Book 4311, Page 296, 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 2126 Jade Drive, Nashville, TN

(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 25th day of May, 2001.

Patricia E Sanders by Tammy Edwards
Patricia E. Sanders Atty - in - Fact

Harlan A Sanders by Tammy Edwards
Harlan A. Sanders Atty - in - Fact

STATE OF Tennessee
COUNTY OF Wilson

On this the 5/25/2001, before me personally appeared Tammy Edwards, 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 Patricia E. Sanders and husband Harlan A. Sanders, and who acknowledged that they executed the same as the free act and deed of the said Patricia E. Sanders and husband Harlan A. Sanders by virtue of that Power of Attorney, duly executed by the said Patricia E. Sanders and husband Harlan A. Sanders being recorded simultaneously herewith.

Witness my hand and official seal at Cumberland Title, Hermitage, this 25th of May, 2001

My Commission Expires: 10/14/2001

Jill Napp
Notary Public

JILL E. TRAPP
NOTARY PUBLIC
WILSON CO., TN

File Number2105034

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