WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $118,000.00

Kenneth Bagwell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE.

Rebecca Hudson
Notary Public

MY COMMISSION EXPIRES: April 10, 2004.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title of Hendersonville
d/b/a Services Management Co. of Tennessee
181 East Main Street, Suite 3
Hendersonville, TN 37075

Davidson County DEEDWARR
Recvd: 07/10/01 09:53 2pgs
Fees:13.00 Taxes:436.60

20010710-0073188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth Bagwell	Professional Mortgage Group, Inc.	18 130
(NAME) 321 Moncrief Ave	(NAME) 1535 W. Northfield Blvd, Suite 1	Group 16-0
(ADDRESS) Goodlettsville, Tennessee 37072	(ADDRESS) Murfreesboro Tennessee 37129	
(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, Mark Austin Writesman, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kenneth Bagwell, and wife Annette Bagwell, 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:

Beginning at an iron rod in the northern margin of Moncrief Avenue, said point being located 622 feet more or less from Café Road and being the southeast corner of this lot; thence with Northern Margin of Moncrief Avenue and a curve to the left, delta of 04' degrees 23 minutes 07 seconds, radius of 979.93 feet, length of 75.00 feet and chord bearing of N 67 degrees, 50 minutes 27 seconds West, 74.98 feet to an iron rod; thence, leaving said road margin, N 17 degrees 42 minutes 39 seconds East 254.57 feet to an iron rod; thence S. 73 degrees 01 minutes 33 seconds E. 74.76 feet to an iron rod; thence, South 17 degrees, 42 minutes 39 seconds West 261.34 feet to the point of beginning.

Continued on next page.

Being the same property conveyed to Mark Austin Writesman by deed from Carrie Elizabeth Turbeville, William Thomas Baker, Berry Jean Hull, Jimmy Dean Baker and Mary Evelyn Holland of record in Deed Book 11713, page 312, 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 321 Moncrief Avenue, Goodlettsville, TN 37072

(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.

Austin Mark Writesman

Mark Austin Writesman

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 Austin Mark Writesman the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 06/29/01

My Commission Expire:4/10/2004

NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.
My Commission Expires April 10, 2004

File Number2105448
RETURN TO:
Cumberland Title of Hendersonville
d/b/a Services Management Co. of Tennessee
181 East Main Street, Suite 3
Hendersonville, TN 37075

Continuation of Legal
No insurance is afforded as to the exact amount of acreage containing in the property described herein.