WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $103,000.00

Lance P Fry
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF JULY, 2001.

Notary Public

MY COMMISSION EXPIRES: 10/14/2001
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 07/23/01 14:32 2pgs
Fees:13.00 Taxes:381.10
20010723-0077850

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
Lance P. Fry	Bank of America Mortgage	Map 75
(NAME) 221 Bonnavue Drive	(NAME) 2059 Northlake Parkway	Group 5
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Tucker Georgia 30084	Parcel 89
(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,
Mary L. Cunningham and Thelma M. Wachtel, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
Lance P. Fry and wife, Michele Fry, 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. 957 on the Plan of Hermitage Hills, Section 8, as of record in Plat Book 3600, Page 24, 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 Mary L. Cunningham and Thelma M. Wachtel by deed from Bobby G. Burkeen and wife, Mary L. Burkeen of record in Deed Book 7204, page 117, Register's Office for said County.

Restrictive Covenants of record in Deed Book 3643, Page 243, Register's Office of said County.

This conveyance is subject to any and all existing easements and restrictions of record.

unimproved ☐

This is improved ☒ property, known as 221 Bonnavue 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 17th day of July, 2001.

Mary L. Cunningham

Mary L. Cunningham

Thelma M. Wachtel

Thelma M. Wachtel

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 Mary L. Cunningham and Thelma M. Wachtel the bargainors, 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 7/17/2001

My Commission Expire: 10/14/2001

Jill E. Trapp

JILL E. TRAPP
NOTARY PUBLIC AT LARGE
WILSON CO. TENN.

File Number2106186
RETURN TO:
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13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122