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 $85,000.00

Cynthia Fogle
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF JULY, 2001.

Lura K. Perry
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: 07/23/01 16:02 2pgs
Fees:14.00 Taxes:314.50

20010723-0077981

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Howard C. Fogle and/or Cynthia C. Fogle, Trustees, U/A/D June 4, 1998, of the Fogle Joint Revocable Living Trust and any Successors in Trust	Howard C. Fogle and/or Cynthia C. Fogle, Trustees, U/A/D June 4, 1998, of the Fogle Joint Revocable Living Trust and any Successors in Trust	Map 75
(NAME) 4754 Trenton Dr.	(NAME)	Group 4
(ADDRESS) Hermitage, TN 37076	(ADDRESS)	Parcel 197
(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,
George L. Thomas and Wife, Dora P. Thomas, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
Howard C. Fogle and/or Cynthia C. Fogle, Trustees, U/A/D June 4, 1998, of the Fogle Joint Revocable Living Trust Agreement and any Successors in Trust., 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. 452 on the Plan of Tulip Grove, Section Seven, as of record in Plat Book 4300, page 186, Register's Office for Davidson County, Tennessee, to which said reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Dora P. Thomas, married to George L. Thomas and Wife, Dora P. Thomas. dated 7/19/2001, filed for record on 03/07/1996 at 8:00 am in Book 9971, Page 596, Register's Office for Davidson County, Tennessee.

Restrictive Covenants of record in Deed Book 4639, Page 267, 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 4754 Trenton Dr., 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 19th day of July, 2001.

George L. Thomas

Dora P. Thomas

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 George L. Thomas and Wife, Dora P. Thomas 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 7/19/2001

My Commission Expire: 8-8-04

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

File Number2107235
RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122