WARRANTY DEED

LINDA V. JONES NOTARY PUBLIC AT ARGE WILSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$123,000.00~~ 120,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of July, 2001.

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

My Commission Expires Sept. 30, 2001

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

Davidson County DEEDWARR
Recvd: 07/24/01 11:27 2pgs
Fees:13.00 Taxes:444.00

20010724-0078309

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Randy A. Davis	Volunteer TrustMtg Corp	Map 75
(NAME) 4433 Baton Rouge Drive	(NAME) 301 S. Perimeter PArk DRive, Ste 125	Group 07-0
(ADDRESS) Hermitage, TN 37138	(ADDRESS) NAshville, TN 37211	Parcel 910
(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,

Pamelia A. Nichols, a Widow,

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

Randy A. Davis and wife Elizabeth A. Davis,

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. 193 on the Plan of Tulip Grove Subdivision, Section Four, as of record in Plat Book 4175, Page 12, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Said Lot 193 fronts 81.50 feet on the easterly margin of Baton Rouge Drive and runs back between lines measuring 151.36 feet on the northerly side and 151.5 feet on the southerly side to a deed line in the rear, measuring 81.50 feet therein.

Being the same property conveyed to Alford Nichols and wife Pamela A. Nichols by deed from Earl G. Jones and Kay B. Jones of record in Deed Book 6719, page 424, Register's Office for said County.

The said Alford Nichols having since died, Pamela A. Nichols sole surviving spouse.

Drainage Easement as shown of record in Deed Book 4145, Page 91, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Deed Book 4228, page 457, 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 4433 Baton Rouge Drive, Hermitage, TN 37138

(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.

Pamelia A. Nichols

Pamelia A. Nichols

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 Pamela A. Nichols, a Widow the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 18th day of July, 2001.

My Commission Expire: 5-28-2003

Wendy L Causey

File Number2106190
RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

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