WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF AUGUST, 2001.

Notary Public

MY COMMISSION EXPIRES: 3/23/02

(AFFIX SEAL)

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

Davidson County DEEDWARR
Recvd: 08/28/01 09:03 2pgs
Fees:13.00 Taxes:501.35
20010828-0092811

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jack T. Wilton Sr.	Bank of America Mortgage	Map 86
(NAME) 3152 Lake Drive	(NAME) 2059 Northlake Parkway	Group 14-0-B
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Tucker Georgia 30084	Pracel 64
(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,
Gerald W. Taylor and wife, Anyse Storey, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jack T. Wilton Sr. and wife, Marlene Wilton, 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. 116 on The Plan of Fleetwood, Phase One, as shown by plat of record in Plat Book 13, page 87, of the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Gerald W. Taylor, married by deed from S. Christine Sunde of record in Instrument Number 200003030021141, Register's Office for said County.

Sanford D. Harris executed this instrument on behalf of Gerald W. Taylor and wife Anyse Storey pursuant to a Power of Attorney of record in Instrument Number 20010828-0092810, Register's Office for Davidson County, Tennessee.

Anyse Storey joins in this conveyance to convey any and all rights her may have in this property.

Restrictive Covenants of record in Deed Book 7170, Page 987, Book 7628, page 6, Book 7940, page 565 Register's Office of said County.

Subject Articles of Inc. of HOA in Book 7114, page 370

Storm Water Detention Agreement Easement as shown of record in Deed Book 7107, Page 408 and Book 7401, page 629, 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 3152 Lake 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 23rd day of August, 2001.

Gerald W. Taylor by Sanford D. Harris Attny in fact
Gerald W. Taylor,

Anyse Storey by Sanford D. Harris Attny in fact
Anyse Storey,

STATE OF Tennessee
COUNTY OF Wilson

On this the 8/23/2001, before me personally appeared Sanford D. Harris, 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 Gerald W. Taylor and wife, Anyse Storey, and who acknowledged that they executed the same as the free act and deed of the said Gerald W. Taylor and wife, Anyse Storey by virtue of that Power of Attorney, duly executed by the said Gerald W. Taylor and wife, Anyse Storey and appearing of record in Instrument Number _____, of Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at Cumberland Title, Hermitage, this 23rd day of August, 2001

My Commission Expires: 3/23/02

Notary Public

File Number2108241

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