WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/24/01 10:33 2pgs
Fees:13.00 Taxes:296.00

20011024-0116096

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE

Notary Public

MY COMMISSION EXPIRES: April 10, 2004

(AFFIX SEAL)

REBECCA L. SMITH NOTARY PUBLIC SUMNER COUNTY TENNESSEE My Commission Expires April 10, 2004

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Douglas Bond	National Bank of Commerce	86 68
(NAME) 4023 Dodson Chapel Road	(NAME) 115 29th Avenue South	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Nashville Tennessee 37212	
(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, **Donald L. Lyonhurst**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Douglas Bond**, 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:

Situated in the 4th Civil District of said County and beginning at a point in the East Margin of the Dodson's Chapel Road, being the southwest corner of a tract of land One and One Half (1 ½) acres conveyed by Mrs. May E. Gleaves to W. C. Dodson, et all, and the north west corner of a tract of land of five acres conveyed by Mrs. May E. Gleaves to W. R. Hewgley; thence East with the W. R. Hewgley north boundary line 334 ½ feet to the W. R. Hewgley north east corner, thence south with the W. R. Hewgley east boundary line 130-1/6 feet to a stone, thence west with a line parallel to the north boundary line 334 ½ feet to a stone in the east margin of the Dodson's Chapel Road, thence North with the east margin of the Dodson's Chapel Road to the beginning corner containing one acre.

Being the same property conveyed to Don Lyonhurst by deed from Lucy Whitsell, Clerk & Master of record in Deed Book 8254, page 170, 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 4023 Dodson Chapel Road, 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.

Don Lyonhurst

Don Lyonhurst

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 Donald L. Lyonhurst 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 10/22/01

My Commission Expire:4/10/2004

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

File Number2110059
RETURN TO:
Cumberland Title of Hendersonville
d/b/a Services Management Co. of Tennessee
181 East Main Street, Suite 3
Hendersonville, TN 37075