WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00

Jerry Costa
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF NOVEMBER, 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: 12/07/01 14:36 3pgs
Fees:18.00 Taxes:851.00
20011207-0135305

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jerry G. Costa	Same	Map 86
(NAME) 631 Old Lebanon Dirt Road	(NAME)	Parcel 228
(ADDRESS) Hermitage, TN 37076	(ADDRESS)	
(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,

Malinda K. Draper, unmarried ,

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

Jerry G. Costa, A Single Person and Roger W. Costa and Wife, Carol G. Costa ,

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:

Tract One

Land in Davidson County, Tennessee commencing at an iron pin located in the center line of the intersection of Old Lebanon Dirt Road and Tulip Grove Road; thence with a curve to the left in a southwesterly direction having a radius of 1465.0 feet and a distance of 671.66 feet to a point; thence South 65 degrees 46 minutes 52 seconds West 90.46 feet to a railroad spike in the center line of Old Lebanon Dirt Road, the point of beginning; thence leaving the center line of said road North 32 degrees 22 minutes 44 seconds West 818.42 feet to an iron pin; thence South 3 degrees 20 minutes 52 seconds West 914.31 feet to a railroad spike in the center line of Old

Continued on next page.

Being the same property conveyed to Malinda K. Draper by deed from Earl F. Gowder and Janice Eaton Gowder of record in Deed Book 10311, page 361, and by deed from Jimmie E. Young and wife Janet L. Young of record in Book 9692, Page 938, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Deed Book 5122, page 970, Register's Office for said County.

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

Continuation of Legal

Lebanon Dirt Road; thence with the right of way of said road North 65 degrees 46 minutes 52 seconds East 540.00 feet to the point of beginning

Tract Two

BEING Lot No. 46, Section 1, Cedar Wood Estates, as shown by plat of record in Plat Book 4675, page 62, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

unimproved ☐

This is improved ☒ property, known as 631 Old Lebanon Dirt 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 27th day of November, 2001.

Malinda K. Draper

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 Malinda K. Draper 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 11/27/2001

My Commission Expires: 3/23/02

Notary Public

DAVIDSON COUNTY TENN NOTARY PUBLIC NASHVILLE

File Number2111409

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