WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $36,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF JANUARY, 2002.

Notary Public

MY COMMISSION EXPIRES: April 10, 2004.
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 01/28/02 09:47 2pgs
Fees:13.00 Taxes:135.05
20020128-0011367

REBECCA HUDSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN. 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
Cindy D. Brown	Cindy D. Brown	25-4-19
(NAME)	(NAME)	
215 West Cedar Street		
(ADDRESS)	(ADDRESS)	
Goodlettsville, Tennessee 37072		
(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, John M. Carter , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Cindy D. Brown, An Unmarried Person Joel Wahl, An Unmarried Person , 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 1:

LAND in the City of Goodlettsville, Davidson County, Tennessee, described according to a survey by Ragan-Smith & Associates, Inc. as follows:

Beginning at an iron pin in the northerly margin of Cedar Street; thence with the northerly margin of said street, around a curve having a radius of 675.03 feet, a distance of 52.89 feet in westerly direction to an iron pin; thence, North 6 deg. 08' 30" West 121.43 feet to an iron pin; thence, North 87 deg. 48' 15" East 50.12 feet to the 30" West 121.43 feet to an iron pin; thence, North 87 deg. 48' 15" East 50.12 feet to an iron pin; thence, South 6 deg.
Continued on next page.

Being the same property conveyed to John M. Carter by deed from James Lee Rollins of record in Deed Book 11155, page 801, 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 215 West Cedar, Goodlettsville, TN 37072
(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 January, 2002.

John M. Carter

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 John M. Carter and Cynthia Carter the bargainor__, 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 1/23/2002

My Commission Expires:_____

Notary Public

REBECCA HUDSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN. My Commission Expires April 10, 2004

File Number2201210
RETURN TO:
Cumberland Title of Hendersonville
d/b/a Services Management Co. of Tennessee
181 East Main Street, Suite 3
Hendersonville, TN 37075

Continuation of Legal
08' 39" East 135.18 feet to the point of beginning.

TRACT 2:

Land in the City of Goodlettsville, Davidson County, Tennessee, described as follows:

Beginning at an iron pin in the northerly margin of Cedar Street at the southwesterly corner of Tract 19 of the Johnson Construction Company property; thence, North 6 deg. 08' 39" West 121.43 feet to an iron pin; thence, South 87 deg. 48' 15" East 10 feet to a point; thence, South 6 deg. 08' 39" East 121.43 feet to a point in the northerly margin of Cedar Street; thence, with the margin of said street to the point of beginning.