WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/22/02 16:03 2pgs
Fees:13.00 Taxes:535.02

20020222-0023280

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $144,600.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF FEBRUARY, 2002.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

GEORGE R. WOODS, JR. NOTARY PUBLIC AT LARGE EXPIRES: JULY 23, 2002 SUMNER COUNTY, TENN

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ridgley Allen	Same	Map 97
(NAME)	(NAME)	Group 08-0
6044 Port Anadarko Trail		
(ADDRESS)	(ADDRESS)	Parcel 081
Hermitage, TN 37076		
(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.

Barry C. Birdwell and Wife, Stephanie S. Birdwell ,

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

Ridgley Allen and Deborah Allen ,

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:

Land in Davidson County, Tennessee being Lot No. 292 on the Plan of Lake Park, Section Thirteen, as of record in Plat Book 4955, Page 37, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Barry C. Birdwell, unmarried by deed from Robert W. Birdwell and Delores C. Birdwell of record in Deed Book 6533, page 926, Register's Office for said County.

The said Barry C. Birdwell having since married, and is joined in this conveyance by his wife Stephanie S. Birdwell.

Charter of Lake Park Homeowner's Association of record in Book 9949, Page 538, Book 4669, Page 746, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Deed Book 5187, page 711, Register's Office for said County.

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

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unimproved ☐

This is improved ☒ property, known as 6044 Port Anadarko Trail, 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 15th day of February, 2002.

Barry C. Birdwell

Stephanie S. Birdwell

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 Barry C. Birdwell and Stephanie S. Birdwell 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 15th day of February, 2002

My Commission Expires: 3/23/02

Notary Public

TRACE WILSON

File Number2110652
RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122