WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/19/02 09:53 2pgs
Fees:13.00 Taxes:440.30

20020319-0033880

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

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $119,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF FEBRUARY, 2002.

Notary Public

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

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
Shawn C. Warmath	National Bank of Commerce	62-2 39
(NAME) 2628 Paddle Wheel Drive	(NAME) 115 29th Avenue South	Group A
(ADDRESS) Nashville, TN 37214	(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, James T. Lockard and wife, Janet Lockard , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Shawn C. Warmath and Gini W. Warmath, Husband and Wife , 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 Unit No. 8A on the Plan of River Trace Estates, Phase 1, Section 1, of record in Plat Book 6900 at page 324, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to James T. Lockard and Marguerite D. Lockard by deed from James T. Lockard and wife, Janet C. Lockard and Marguerite D. Lockard by Deed from Braewood Development Corp. of record in Book 7372, page 270, Register's Office for Davidson County, TN, date executed 9/28/87, date filed 10/06/87 and by deed from Cross Properties of record Book 6998, page 671, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Deed Book 6851, page 370, Register's Office for said County. Amended in Book 6842, page 747.

This conveyance is subject to By-Laws of record in Deed Book 6851, page 390, 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 2628 Paddle Wheel Drive, Nashville, TN 37214

(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 28th day of February, 2002.

James T. Lockard

Janet Lockard

STATE of TENNESSEE
COUNTY of SUMNER

STATE of TENNESSEE
COUNTY of SUMNER

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named James T. Lockard and wife, Janet Lockard 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 02/22/02

My Commission Expires:_____

Notary Public

REBECCA HUDSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

My Commission Expires April 10, 2004

File Number2111594

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