

Davidson County DEEDWARR
Recvd: 03/26/02 15:19 2pgs
Fees:13.00 Taxes:651.20

20020326-0036830

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$176,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF March, 2002.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 4/25/06

(Affix Seal)

THIS INSTRUMENT WAS PREPARED BY:
USA Title & Escrow, Inc., 504 Autumn Springs Court, Suite 7, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joyce Maudie	Same	Map 086
(Name) 428 Old Oak Way (Address)	(Name) (Address)	Group 04-0-A
Hermitage, TN 37076 (City) (State) (Zip)	(City) (State) (Zip)	Parcel 55

FOR AND IN 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 (I):

Lela W. Asay, A widow

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

Joyce Maudie, a single 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:

Beng Lot No 40 on the Plan of Oak Crest, Phase 2-A, as of record in Plat Book 6900, page 881, 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 Thomas A. Asay and wife, Lela W. Asay, by deed from Frank Batson Homes, Inc., of record in Deed Book 8360, page 865, Register's Office for said County.

The said Thomas A. Asay having since deceased, Lela W. Asay sole surviving spouse.

This conveyance is subject to Restrictive Covenants of record in Deed Book 7308, page 874, and Book 7233, page 802, and Book 8277, page 830, 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 428 Old Oak Way, 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.

Lela W. Asay

Lela W. Asay

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 Lela W. Asay, a Widow 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 19th day of March, 2002.

My Commission Expires: 3/23/02

Notary Public

WILSON COUNTY, TENN. TRUMPHOUR TRACEY NOTARY PUBLIC AT LARGE

File Number2203044
RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122