WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,500.00

Mark Hughes
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF APRIL, 2002.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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

Davidson County DEEDWARR
Recvd: 04/30/02 12:48 2pgs
Fees:13.00 Taxes:460.65

20020430-0052881

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark Hughes	1st Trust Bank for Savings	Map 108-4
(NAME) 845 Fitzpatrick Road	(NAME) P.O. Box 17257	Parcel 92
(ADDRESS) Nashville, TN 37214	(ADDRESS) Memphis Tennessee 38187-0257	
(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,
Frank Batson, as Trustee of The Gordon Weaver Family Trust, (created by Testamentary Trust under the Last Will and Testament of Harold Gordon Weaver, Sr., HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mark Hughes ,unmarried Jack Hughes and wife, Mary A. Hughes**, 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 Lot No. 281 on the Plan of Section Three, Larchwood, as of record in Plat Book 5200, Page 540, 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 Frank Batson, as Trustee of the Gordon Weaver Family Trust (created by Testamentary Trust under the Last Will and testament of Harold Gordon Weaver, Sr., dated 07/20/1999, Sr, recorded in Volume 1695, page 310634, of the minutes of said court by deed from Frank Batson, as Executor of the Harold Gordon Weaver, Sr of record in Instrument Number 20011030-0118459, Register's Office for said County.

Restrictive Covenants of record in Deed Book 6076, Page 69 and amended in Book 6122, Page 482, Register's Office of said County. .

Deed of Conveyance to Metro for Sewer in Book 7681, Page 611, Register's Office for said County.

Deed of Conveyance to Metro for Water in Book 7681, Page 617, 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 845 Fitzpatrick Road, 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 our hands this 29th day of April, 2002.

Frank Batson, as Trustee of the Gordon Weaver Family Trust

By: F.C. Batson Trustee Gordon Weaver Family Trust

Frank Batson, as Trustee

Attest:

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 Frank Batson, as Trustee of the Gordon Weaver Family Trust the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 4/29/2002

My Commission Expires:

JEREMY GOURLEY NOTARY PUBLIC My Comm. Expires January 25, 2006 RUTHERFORD COUNTY TN

Notary Public

File Number2204055

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