WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF JUNE, 2002.

Notary Public

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

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

Davidson County DEEDWARR
Recvd: 06/25/02 12:24 2pgs
Fees:13.00 Taxes:407.00
20020625-0076126

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kay Patterson	GMAC Mortgage Corporation	41
(NAME)	(NAME)	33 parcel
1219 Westchester Drive	100 Witmer Road	Group 15-0
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37207	Horsham Pennsylvania 19044-0963	
(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, Lucille L. Thomas, a Widow , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kay Patterson , 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. 110 on the Plan of Bellshire Estates, Section VI, as of record in Plat Book 2133, Page 129, 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 Marshall A. Estes, and wife, Lucille Estes by deed from Charles Hazelwood and wife, Mary M. Hazelwood of record in Deed Book 2923, page 127, Register's Office for said County. The said Marshall A. Estes, having since died leaving Lucille L. Thomas a surviving tenant by the entirety.

This conveyance is subject to Restrictive Covenants of record in Deed Book 2294, page 346, 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 1219 Westchester Dr., Nashville, TN 37207

(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 24th day of June, 2002.

Lucille L. Thomas

Lucille L. Thomas

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 Lucille L. Thomas, 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 6/24/2002

My Commission Expires:_____

Rebecca Hudson

Notary Public

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

File Number2206207

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