WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/05/02 10:44 2pgs
Fees:13.00 Taxes:316.35

20020705-0080976

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,500.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

CARLA R. DILLARD NOTARY PUBLIC AT LARGE WILSON COUNTY TENN.

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
1301 Clinton Road Suite 100
Mt. Juliet, Tennessee 37122

MY COMMISSION EXPIRES:
02-08-03

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eric Vanderhei	Franklin American Mortgage Company	Map 86
(NAME) 3342 LAKESIDE Place	(NAME) 501 Corporate Centre Dr., Suite 400	Group 10-0
(ADDRESS) HERMITAGE, TN 37076	(ADDRESS) Franklin Tennessee 37067	Parcel 96
(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,
John B Mears and Wife, Donna J Mears, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Eric Vanderhei , 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:**

Being Lot No. 11-A on the ZONE LOT DIVISION OF LOTS 11 AND 61 on the Plan of LAKESIDE WOODS, Section TWO, as of record in Plat Book 6900, Page 624, which amends the plat of record in Book 6200, page 461, 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 John B Mears and Wife, Donna J Mears by deed from Kathleen S Elder of record in Deed Book 10645, page 47, Register's Office for said County.

Restrictive Covenants of record in Deed Book 6564, Page 740, Register's Office of said County

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

unimproved ☐

This is improved ☒ property, known as 3342 LAKESIDE Place, 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 28th day of June, 2002.

John B Mears

Donna J Mears

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 *John B Mears & Donna J. Mears, ~~Eric Vanderhei~~, a single person 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 6/28/2002

My Commission Expires:_____

Notary Public

CARLA R. DILLARD
NOTARY PUBLIC AT LARGE
HAMILTON COUNTY, TENN.

MY COMMISSION EXPIRES:
02-08-03

File Number2206161
RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122