# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/08/02 15:19 2pgs
Fees:13.00 Taxes:2023.90

20020708-0081995

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $547,000.00

Sharon H. Blankenship
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 HAMILTON COUNTY, TENN.

MY COMMISSION EXPIRES: 02-08-03

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

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Sharon H. Blankenship | SouthTrust Bank of Tennesse, N.A. | Map 53 |
| (NAME) 513 Sandy Cove | (NAME) 230 4th Avenue, North | Group 12-0 |
| (ADDRESS) Old Hickory, TN 37138 | (ADDRESS) Nashville Tennessee 37202 | Parcel 227 |
| (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,
**Vicki M Nix ,single Harold D. Nix ,single**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
Sharon H. Blankenship, An Unmarried 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. 4 on the Plan of THE VILLAS OF LAKEMEADE, as of record in Plat Book 7900, Page 530, as amended in Book 9961, page 658, 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 Vicki M Nix ,single Harold D. Nix ,single by deed from Daniel Lee Chambers and wife, Lisa K. Chambers of record in Deed Book 10424, page 840, Register's Office for said County.

DEEDS OF CONVEYANCE TO METRO of record in Book 10693, page 718 and Book 10693, page 714, Register's Office for said county.

Easement as shown of record in Deed Book 10506, Page 775 and 771; Book 9872, page 506, 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 513 Sandy Cove, Old Hickory, TN 37138

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

VMN HPN

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.

Vicki M Nix

Harold D. Nix

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 Vicki M Nix ,single Harold D. Nix ,single 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 6/28/2002

My Commission Expires:_____

Notary Public

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

MY [illegible] EXPIRES: [illegible]-03

**File Number2206265**
**RETURN TO:**
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Mt. Juliet, Tennessee 37122