WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $128,650.00

Ann M. Wells
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF AUGUST, 2002.

Notary Public

MY COMMISSION EXPIRES: 1-23-06
(AFFIX SEAL)

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

Davidson County DEEDWARR
Recvd: 08/19/02 10:45 2pgs
Fees:13.00 Taxes:476.01
20020819-0099828

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ann M Wells	First Horizon Home Loan Corp. d/b/a First Tennessee Home Loans	MAp 052
(NAME) 3144 Barksdale Harbor Dr.	(NAME) 10741 King William Drive	Parcel 49
(ADDRESS) Nashville, TN 37214	(ADDRESS) Dallas Texas 75220	
(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,
Cain Properties, Inc., HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
Ann M Wells ,joined by her husband, Berry H. Wells, 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. 302, as shown on the Plan of River Trace Estates, Phase 2, Section 6, as of record in Instrument Number 20010605-0058138, Register's Office for Davidson County to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the part of the property conveyed to Cain Properties, Inc. by deed from Pennington Mills, LLC of record in Instrument Number 20020313-0031707, Register's Office for said County.

Charter of Homeowner's Association as shown of record in Book 6851, Page 363, Register's Office for said County.

Restrictive Covenants of record in Deed Book 6851, Page 363, 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 3144 Barksdale Harbor Dr., 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 15th day of August, 2002.

Cain Properties, Inc.

By: _____
Robert P. Cain, III, President

Attest: _____

STATE OF Tennessee
COUNTY OF WILLIAMSON

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Robert P. Cain, III with whom I am personally acquainted and who upon his oath acknowledged himself to be the President of Cain Properties, Inc. the within named bargainer, a corporation, and that, he as such President, being authorized to do executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by Robert P. Cain, III as such President

Witness my hand and official seal this 8/15/2002

My Commission Expires: 1.23.06

Notary Public

File Number2208190
RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

TRACEY TRUMPHOUR NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.