# WARRANTY DEED

Return

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $162,304.67

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF AUGUST, 2002.

Notary Public

MY COMMISSION EXPIRES: 1-23-06

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 08/23/02 09:55 2pgs
Fees:13.00 Taxes:600.53

20020823-0102070

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

TRACEY TRUMPHOUR NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Christopher W. Hendry | Charles William Hendry, Sr. | Map 075 |
| (NAME) 4351 Baton Rouge Drive | (NAME) 1604 S. Mount Drive | Group H-0 |
| (ADDRESS) Hermitage, TN 37076 | (ADDRESS) Dalton Georgia 30720 | Parcel 109 |
| (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, P.D.C., Inc. , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Christopher W. Hendry and Wife, Angela Hendry , 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. 419 on the Plan of Highlands of Tulip Grove, Section 3-A, as of record in Plat Book 5210, Page 229, 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 P.D.C., Inc. by deed from James Adcock, married, Sharon L. Adcock, Husband and Wife of record in Instrument Number 200205280064065, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Deed Book 4793, page 157, and Book 4849, Page 767, and Book 5020, Page 58, and Book 5028, Page 357, and Book 6017, Page 179, 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 4351 Baton Rouge Drive, 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 our hands this 21 day of August, 2002.

P.D.C., Inc.

By: James Donald Carter, President

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 P.D.C., Inc. 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

My Commission Expires: 1-23-06

Tracey Rumpiour
Notary Public

TRACEY RUMPIOUR NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

**File Number2207333**
**RETURN TO:**
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13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122