WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $184,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF OCTOBER, 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: 11/04/02 15:04 2pgs
Fees:13.00 Taxes:682.65
20021104-0135191

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Phillip A Durham Sr.	First Horizon Home Loans	Map 76-09
(NAME) 308 Compass Point	(NAME) 10741 King William	Group A
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Dallas, Texas 75220	Parcel 20.00
(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,
Roy W. Hindman and Aloma Hindman, Husband and Wife, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Phillip A Durham Sr., married, 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. 20 on the Plan of Chandler Grove, as shown by plat of record in Plat Book 7900, page 796 and 802, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Roy W. Hindman and Aloma Hindman, Husband and Wife by deed from Willis Pugh and wife, Charlisa C Pugh of record in Deed Book 11656, page 329, Register's Office for said County.

Subject to all matters as set forth per Plat Book 7900, Page 796 and 802, Deed Book 9942, Surveyors Certificate, Page 837, Register's Office of said County.

Plat sets out easement of record in Deed Book 1104, Page 400 and plat Book 7900, Page 796 and 802, Register's Office for said County.

Restrictive Covenants of record in Deed Book 7480, Page 4, 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 308 Compass Point, 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 25th day of October, 2002.

Roy W. Hindman by Tammy Edwards Atty-in-Fact

Roy W. Hindman

Aloma Hindman by Tammy Edwards Atty-in-Fact

Aloma Hindman

STATE OF Tennessee
COUNTY OF Wilson

On this the 10/25/2002, before me personally appeared Tammy Edwards, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Roy W. Hindman and Aloma Hindman, Husband and Wife, and who acknowledged that they executed the same as the free act and deed of the said Roy W. Hindman and Aloma Hindman, Husband and Wife by virtue of that Power of Attorney, duly executed by the said Roy W. Hindman and Aloma Hindman, Husband and Wife and appearing of record in Instrument Number _____, of Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at Cumberland Title, Hermitage, this 25th day of October, 2002

My Commission Expires: 1-23-06

Notary Public



File Number2209570

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