Davidson County DEEDWARR
Recvd: 12/10/02 09:35 2pgs
Fees:13.00 Taxes:764.05

20021210-0151958

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $206,500.00

Lana S. Stewart, Trustee
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF DECEMBER, 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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
LANA S. STEWART and JERRY W. STEWART, Trustees of the LANA S. STEWART LIVING TRUST dated May 28, 1998	LANA S. STEWART and JERRY W. STEWART, Trustees of the LANA S. STEWART LIVING TRUST dated May 28, 1998 Same	Map 86,04-0-B,55
(NAME)	(NAME)	
305 Overridge Cove		
(ADDRESS)	(ADDRESS)	
Hermitage, Tennessee 37076		
(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, Robert Eldon Middleton and Wife, Angela W Middleton , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LANA S. STEWART and JERRY W. STEWART, Trustees of the LANA S. STEWART LIVING TRUST dated May 28, 1998 , 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. 106 on the Plan of SUNSET OAKS, FIRST REVISION, Section TWO, as of record in Plat Book 7900, Page 942, 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 Robert Eldon Middleton and Wife, Angela W Middleton by deed from Arthur Orgeron and wife, Daphne Orgeron of record in Instrument #200002020010746, Register's Office for said County.

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

This conveyance is subject to Restrictive Covenants of record in Deed Book 9082, page 567, 9502-859 and Book 7980, Page 942, Register's Office for said County.

Charter of Homeowner's Association as shown of record in INSTRUMENT NUMBER 199912070300671 Register's Office for said County.

Plat sets out said property is subject to HOA.

Plat sets out By-Laws as shown of record in Deed Book 9082, Page 589, Register's Office for said County.

unimproved ☐

This is improved ☒ property, known as 305 Overridge Cove, 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 6th day of December, 2002.

Robert Eldon Middleton

Angela W Middleton

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 Robert Eldon Middleton and Wife, Angela W Middleton the bargainors, 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 12/6/2002

My Commission Expires: 1-23-06

Notary Public

File Number2211440
RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122