WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/19/02 10:57 2pgs
Fees:13.00 Taxes:592.00

20021219-0156819

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF DECEMBER, 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
Tina M. Bardak	1st Trust Bank for Savings	Map 96-11
(NAME) 601 Gailwood Lane	(NAME) P.O. Box 17257	Parcel 43.00
(ADDRESS) Nashville, TN 37214	(ADDRESS) Memphis Tennessee 38187-0257	
(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,
Mark S. Taft and Wife, Rhonda Witcher Taft, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
Tina M. Bardak ,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:

Land in Davidson County, Tennessee, being a reserved tract of CLOVERHILL SUBDIVISION, SECTION 8, as of record in Plat Book 2331, Page 10, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Beginning at an iron pin in the easterly boundary of Cloverhill Subdivision, said pin being the northeast corner of Lot 592; thence westerly along the northerly line of lot 592, 273.2 feet to an iron pin in the easterly margin of Gailwood Lane; thence northerly with the easterly margin of Gailwood Lane around a curve with a radius of 500 feet, 83.34 to a concrete monument; thence north 9 degrees 23 minutes east 208.46 feet to an iron pin in the southerly line of Charlton; thence along said line, south 71 degrees 46 minutes east 262.5 feet to a fence post in the westerly line of Hart; thence along said line south 5 degrees 11 minutes west 194.6 feet to the point of beginning, containing 1.49 acres, more or less.

Being the same property conveyed to Mark S. Taft and Rhonda Witches Taft by deed from Mark S Taft and Rhonda Witcher Taft of record in Instrument Number 200002100013478, 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 601 Gailwood Lane, Nashville, TN 37214

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

R.T.

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 13th day of December, 2002.

Mark S. Taft

Rhonda Witcher Taft

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 Mark S. Taft and Wife, Rhonda Witcher Taft 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 12/13/2002

My Commission Expires:_____

Notary Public

CARLA R. DILLARD
NOTARY PUBLIC AT LARGE
HAMILTON COUNTY, TENN.
MY COMMISSION EXPIRES:
02-08-03

File Number2211520
RETURN TO:
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13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122