Prepared by & Return to

CUMBERLAND TITLE OF HENDERSONVILLE
181 E. MAIN STREET, SUITE 3
HENDERSONVILLE, TN 37075

Davidson County DEEDWARR
Recvd: 12/20/02 09:51 2pgs
Fees:13.00 Taxes:388.13

20021220-0157386

WARRANTY DEED

NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $104,900.00

Paul Hoefler
Affiant

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

Jennifer Mark
Notary Public

MY COMMISSION EXPIRES ~~July 28, 2006~~ 6-4-06

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Paul Hoefler	National Bank of Commerce	150-1-336
(NAME)	(NAME)	
2912 Moss Spring Drive	5205 Maryland Way	
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013	Brentwood, TN 37027	
(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, James Caruthers, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Paul Hoefler unmarried and, Jesse Porter Sanchez unmarried, 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 Lot No. 71 on the Plan of Edge-O-Lake Estates, Section 18 of record in Plat Book 4675, Page 84, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to James W. Caruthers, by deed of record in Book 9784, Page 54, Register's Office for Davidson County, Tennessee.

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

This instrument is executed on behalf of James W. Caruthers by Carolyn Adcock as his Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No._____, in the Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 2912 Moss Spring Drive, Nashville, TN 37013
(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 21st day of August, 2002.

Jennifer Martin 6-4-06

James Caruthers by Carolyn Adcock Attorney-in-Fact

James Caruthers

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 21st day of August, 2002, before me personally appeared Carolyn Adcock, the person who executed the foregoing instrument on behalf of James W. Caruthers and who acknowledged that she executed the same as the free act and deed of the said James W. Caruthers, through Power of Attorney granted her by the said James W. Caruthers.

Witness my hand and official seal at Nashville, Tennessee this 21st day of August, 2002.

Commission expires: May 28, 2006

Beth Triplett

Notary Public

BETH TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 28, 2006