WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $68,500.00

Stephen Hall
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF FEBRUARY, 2003.

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: 02/11/03 11:10 2pgs
Fees:13.00 Taxes:253.45

20030211-0018660

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephen Hall	New South Federal Savings Bank	Map 75
(NAME) 812 Rachel's View	(NAME) 210 Automation Way	Group 11-0
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Birmingham Alabama 35210	Parcel 238
(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,
Jill S. Gaddis-Davis and husband Kevin Davis, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
Stephen Hall ,a single man, 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. 59-B on the Plan of the Zone Lot Division of Lots 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 64, 65, 67, 68, 69, 71, 72, 73, 75, 76, 77 and 79, Rachel Square, Section Two, as shown by plat of record in Plat Book 6250, page 541, 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 Jill S. Gaddis by deed from Lee Ann Parker of record in Deed Book 10938, page 420, Register's Office for said County. Jill S Gaddis having since married now known as Jill S Davis.

Kevin Davis joins in this conveyance to convey any and all rights he may have in this property.

Charter HOA of record in Deed Book 6683, Page 576; HOA dues if any; Charter of record in Deed Book 6444, Page 413, Register's Office for said County.

Restrictive Covenants of record in Deed Book 6250, Page 541, Deed book 6455, Page 135, Deed book 6619, Page 777, Deed Book 8030, Page 954, Deed Book 6519, Page 512 and Deed book 8030, Page 757, Register's Office of said County.

By-Laws of record in Deed Book 6619, Page 782, 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 812 Rachel's View, 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 5th day of February, 2003.

Jill S. Gaddis-Davis

Kevin Davis

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 Jill S. Gaddis-Davis and Kevin Davis the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 2/3/2003

My Commission Expires: 1-23-06

Notary Public

WILSON COUNTY TENN. TRACEY TRUMPHOUR NOTARY PUBLIC AT LARGE

File Number2301186

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