WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/01/03 14:04 2pgs
Fees:13.00 Taxes:244.20
20030501-0058302

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $66,000.00

David C Adams
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF ~~APRIL, 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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David C. Adams	National Bank of Commerce	Map 75-15
(NAME) 819 Netherland Drive	(NAME) 115 29th Avenue South	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Nashville Tennessee 37212	Parcel 31.00
(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,
Donna L. Blackwell and husband Jerry Blackwell and Shirley Kalinowski ,unmarried , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
David C. Adams ,an unmarried 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. 35-B on the Plan of MEADOWS OF TULIP GROVE, Section 2, as of record in Plat Book 6250, Page 999, 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 Donna L. Blackwell and Shirley Kalinowski , by deed from Robert M Wilson,Jr of record in Deed Book 11379, page 863, Register's Office for said County.

Jerry Blackwell joins in this conveyance to convey any and all rights he may have in this property

Restrictive Covenants of record in Deed Book 6231, Page 154; Book 6291, page 899; Book 9762, page 248; Book 10100, page 337, 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 819 Netherland Drive, 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 16th day of April, 2003.

Jerry Blackwell

Donna L. Blackwell by Shirley Kalinowski as Attorney in Fact

Shirley Kalinowski

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 Shirley Kalinowski and Jerry Blackwell 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 4/16/2003

My Commission Expires: 1-23-06

Notary Public

WILSON NOTARY PUBLIC TRACEY TRUMPHOUR

STATE OF Tennessee
COUNTY OF Wilson

On this the 16th day of April, 2003, before me personally appeared Shirley Kalinowski, 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 Donna Blackwell, and who acknowledged that she executed the same as the free act and deed of the said Donna Blackwell by virtue of that Power of Attorney, duly executed by the said Donna Blackwell and appearing of record in Instrument Number 20030501-0058301, of Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at Mt Juliet, this 16th day of April, 2003.

My Commission Expires: 1-23-06

Notary Public

WILSON NOTARY PUBLIC TRACEY TRUMPHOUR

File Number2302298

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