WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/05/03 10:32 2pgs
Fees:13.00 Taxes:621.23

20030505-0059349

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $167,900.00

Mandy Baird
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 S

Daphne Cannon
Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
216 Centerview Drive
Suite 139
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Victoria Cannon	~~Victoria Cannon~~ XXXXXXXXX Coldwell Banker Mortgage	147-05-134.00
(NAME) 308 Randall Dr.	(NAME) 3000 Leadenhall Road	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Mt. Juliet, NJ 08054	
(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, Samuel R Foultz and Ronald Schneider and Richard C Moore , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Victoria Cannon , 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. 7 on the Plan of Crievewood Subdivision, as of record in Plat Book 2331, Page 99, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.
Said Lot No. 7 fronts 101.07 feet, as measured on a slight curve, on the northwesterly margin of Randall Drive and runs back between lines measuring 189.4 feet on the northeasterly line and 204.4 feet on the southwesterly line to a dead line in the rear, measuring 81.0 feet thereon.

Being the same property conveyed to Samuel R Foultz and Ronald Schneider and Richard C Moore by deed from Calvin M. Thomas, unmarried of record in Inst. No. 20021127-0147522, Register's Office for said County.
Upon oath, Samuel R. Foultz and Ronald Schneider and Richard C. Moore, warrant, covenant, and certify that the aforedescribed real property is not their homestead as defined by Statute.
This conveyance is subject to any and all existing easements and restrictions of record.

unimproved ☐

This is improved ☒ property, known as 308 Randall Dr., Nashville, TN 37211
(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.

Richard C Moore

Samuel R Foultz

Ronald Schneider

STATE of Tennessee
COUNTY of Williamson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Richard C. Moore, Ronald Schneider and Samuel R. Foultz 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 30th day of April, 2003

My Commission Expires:_____

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires October 25, 2003

Notary Public

File Number2304212
RETURN TO:
Cumberland Title Company
216 Centerview Drive
Suite 139
Brentwood, TN 37027