WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/03/03 12:56 2pgs
Fees:13.00 Taxes:591.63
20030603-0075355

JEFF FARRIS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $159,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF MAY, 2003.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

My Commission Expires Jan. 25, 2006

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
Kimberly R Adair	USAA Federal Savings Bank	61-12-81.00
(NAME) 1145 Riverwood Drive	(NAME) 10750 McDermott Freeway	
(ADDRESS) Nashville, TN 37216	(ADDRESS) San Antonio Texas 78288-0558	
(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, William G. Harpole III and Wife, Rhonda Harpole , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kimberly R Adair and husband, Erik K Adair , 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 the easterly 100 feet front of Lot No. 100 on the Map of Eastdale Place, as of record in Book 547, pages 29 and 30, Register's Office for said County.

Said part of Lot No. 100 fronts 100 feet on the northerly side of Plymouth Avenue and runs back 343 feet on the easterly line and 344.3 feet, more or less, on the westerly line, to the northerly line of said subdivision, measuring 51.3 feet thereon.

Being the same property conveyed to William G. Harpole, III, by Christopher C. Casassa, unmarried, by Warranty Deed dated April 30, 1997, recorded in Book 10449, Page 604, in the Register's Office for ~~Continued on next page~~ Davidson County, Tennessee.

Being the same property conveyed to William G. Harpole III and Wife, Rhonda Harpole by deed from Christopher C. Casassa, unmarried, of record in Deed Book 10449, page 604, Register's Office for said County. See also Limited Power of Attorney recorded as Instrument No. 20030603 0075354 in said Office.

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

unimproved ☐

This is improved ☒ property, known as 1145 Riverwood Drive, Nashville, TN 37216
(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 23rd day of May, 2003.

William G. Harpole III

By Brenda Johnson ATTY-in-fact
William G. Harpole III

Rhonda Harpole
By Brenda Johnson ATTY-in-fact
Rhonda Harpole

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 William G. Harpole III and Wife, Rhonda Harpole, 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 5/23/2003

My Commission Expires: _____

_____
Notary Public

File Number2305143
RETURN TO:
Cumberland Title Company
216 Centerview Drive
Suite 139
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 23rd day of May, 2003, before me personally appeared Brenda Johnson, to me known or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of William G. Harpole, III, and wife, Rhonda Harpole, and who acknowledged that such persons executed the same as the free act and deed of William G. Harpole, III, and wife, Rhonda Harpole.

WITNESS my hand and Official seal this May 23, 2003.

My Commission Expires: _____

_____
Notary Public

My Commission Expires Jan. 25, 2006

JEFF FARRIS
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENNESSEE