WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/08/03 09:42 2pgs
Fees:13.00 Taxes:345.07
20030708-0093425

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $93,262.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~3RD~~ 2nd DAY OF JULY, 2003.

Notary Public

MY COMMISSION EXPIRES: 6/9/07 (AFFIX SEAL)

NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN. MANDY ALSUP

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
Cornelius Caruthers	National Bank of Commerce	Map 108 ,16-0, 209
(NAME) 1416 Timber Valley Drive	(NAME) 115 29th Avenue South	
(ADDRESS) Nashville, TN 37214	(ADDRESS) Nashville Tennessee 37212	
(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, Joan M. Johnston, unmarried , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Cornelius Caruthers, 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. 83-B, Zone Lot Division Lots 27,76, 82, 83 and 84 on the Plan of Percy Priest Woods Subdivision, Section 2, as of record in Plat Book 5800, Page 259 and amended in Plat Book 5200, Page 756, 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 Joan M. Johnston, unmarried by deed from Janice C Reese of record in Deed Book 10337, page 888, Register's Office for said County.

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

This conveyance is subject to Restrictive Covenants of record in Deed Book 5200, page 756, 5984-865, 6020-270, 6097-11, 6353-307, Register's Office for said County.

unimproved ☐

This is improved ☒ property, known as 1416 Timber Valley Drive, Nashville, TN 37214

(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.

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 ~~3rd~~ 2nd day of July, 2003.

Joan M. Johnston

STATE of ~~Tennessee~~ FLORIDA
COUNTY of ~~Davidson~~ MARION

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Joan M. Johnston, unmarried 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 7~~2~~/2003

My Commission Expires: 8/23/2003

Notary Public

FLDL

STATE OF FLORIDA NOTARY PUBLIC
MARIANNE E. GLORIUS
My Comm Exp. 8/23/2003
No. CC 855304
( ) Personally Known (X) Other I.D.

File Number2306728
RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122