TAX PD IN WILSON CO.

B4

WARRANTY DEED

BK/PG:990/2022-2025

03197589

4 PGS : AL - DEED	
DARLA BATCH: 12126	
07/03/2003 - 09:55 AM	
VALUE	390000.00
MORTGAGE TAX	0.00
TRANSFER TAX	1443.00
RECORDING FEE	20.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	1466.00

STATE of TENNESSEE, WILSON COUNTY

JOHN B SPICKARD
REGISTER OF DEEDS

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $390,000.00

Wendy Locke
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF JUNE, 2003.

Notary Public

MY COMMISSION EXPIRES: 6/9/07

(AFFIX SEAL)

MANDY ALSUP NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

Return

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
Craig Hutchison	Craig Hutchison	Map 2, 1
(NAME) 1976 Corinth Road	(NAME) 13825 Old Hickory Blvd	
(ADDRESS) Mt. Juliet, TN 37122	(ADDRESS) Antioch TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 07/09/03 09:45 4pgs
Fees:22.00 Taxes:0.00
20030709-0094516

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, James L. Tewmey and Wife, Teresa G. Tewmey , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Craig Hutchison, An Unmarried Person , HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Wilson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

see Exhibit A attached hereto and made a part hereof.

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

Greenbelt Easement as shown of record in Deed Book 91, Page 1260, Register's Office for said County.

unimproved ☐

This is improved ☒ property, known as 1976 Corinth Road, Mt. Juliet, TN 37122

(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 24th day of June, 2003.

James L. Tewmey

Teresa G. Tewmey

James L. Tewmey

Teresa G. Tewmey

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 James L. Tewmey and Wife, Teresa G. Tewmey 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 6/24/2003

My Commission Expires: Aug. 8, 2004 Notary Public

LURA K. PERRY NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

File Number2306646
RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

EXHIBIT "A"

Land in Davidson, Wilson & Rutherford Counties, described as follows:

TRACT NO. 1: Beginning at an elm, it being Carver's S. W. corner running E. 124 poles to a stake; thence S. 60 poles to a stake; thence W. 65 poles to a stake; thence S. 10 poles to a young cedar; thence W. 52 poles to a hackberry tree; thence a little W. of No. 70 poles to the beginning, containing 48 acres and 10 poles, more or less. Said land being bounded on the north by Will Jones; east by Carver; south by lands of Wm. Bryant and Scruggs and Samuels and on the west by Stephen Scruggs, and being the same property in which a remainder interest we conveyed by James Bryant to Arrania Carter, Tom Bryant, Dora Bryant Scruggs, Minnie Collins, Thelma Haynes Savannah Hayden, and Mary Etta Bryant, all by deed dated March 11, 1931, and recorded in Book 819, Page 357, Register's Office for Davidson County, Tennessee.

TRACT NO. 2: Being 51 acres, more or less, adjoining Tract #1 described above on the south and being a part of the following described tract of land; on tract, lot or parcel of land formerly lying in the first civil district of Rutherford county, Tennessee, but now understood to be situated in Davidson County, Tennessee, after a change of County line, it being a portion of a tract known as the James Bradford, beginning at a stone, it being the southeast corner of a tract owned by the said Jas. R. Bryant; thence south 136-1/2 poles to Allen's northeast corner; thence west with Allen's line 58 poles to a stake; thence north 104-1/2 poles to a stone; thence west 12 poles to a stone; thence north 22 poles to a stake in said Bryant's south boundary line; thence east 30 poles to a stone; thence north 10 poles to a stone; thence east 57-1/2 poles to the beginning, containing by estimation 57 acres and 92 poles. Being the same property conveyed to James Bryant by Mary E. Neal by deed recorded in Book 47, Page 636, Register's Office for Rutherford County, Tennessee.

There is excepted, however, from above referenced tract, a 10-1/2 acre tract conveyed by James Bryant et ux to William Bryant by deed of record in Book 17, Page 262, Register's Office for Rutherford County, Tennessee. Being the same land acquired by inheritance and by purchase from Thelma Haynes et al, as aforesaid.

Being the same property conveyed to Stephen J. Kozy, unmarried by deed from Artie Carter Adams et vir, Carl Adams as of record in Book 5251, Page 940, Register's office for Davidson County, Tennessee and in Book 264; Page 748, Register's Office for Rutherford County, TN. The said Stephen J. Kozy having since married Charlene M. Kozy. She joins in this conveyance to convey and interest she may have to said property.

A tract of land in the 25th Civil District of Wilson County, Tennessee, and the 1st District of Rutherford County, Tennessee, being described in part of a survey of Stanley Dodson-Alford Mitchell Farm by L.C. Petty, dated May 16, 1974 and being the westerly portion of said farm. Said tract begins at a point marked by n iron pin in the center line of the Old County road, being the southwesterly corner of the Stanley Dodson-Alford Mitchell Farm Plat as of record in Plat Book 12, Page 30, Register's Office for Wilson County, Tennessee; thence with the westerly line of said farm and along the easterly margin of an Old County road, N 5 degrees east 775.2 feet to an iron pin on the easterly margin of said road; thence N 4 degrees 45 minutes east 363 feet to an iron pin at the northwesterly corner of said Stanley Dodson-Alford Mitchell Farm; thence with the northerly margin of said farm line S 85 degrees 30 minutes east 1,193 feet to a point marked by an iron pin; thence leaving said northerly line of said farm as shown on said plat S 0 degrees 02 minutes east 1,136 feet, more or less, to a point in the center line of said Old County Road; thence with the center line of said Old County Road, N 85 degrees 43 minutes west 1,281 feet, more or less, to the point of beginning.

Grantors also convey unto grantee herein a right-of-way for ingress and egress and for such utilities as may be necessary to serve the premises, 25 feet in width in, over and through the remaining lands of grantors along the northerly side of the southerly line of said premises between the premises herein conveyed and the southeasterly corner of the original tract or the remaining lands of grantors, as delineated by a wire fence and gravel road currently existing. *

Being the same property conveyed to James L. Tewmey and wife, Teresa G. Tewmey by deed from Stephen J. Kozy and wife, Charlene M. Kozy as of record in Book 73, page 709 and re-recorded in Book 102, page 1942, Register's Office for Rutherford County, TN. and in Book 860, page 1158 and re-recorded in Book 874, page 1649, Register's Office for Wilson County, TN. and in instrument number 20010524-0054086 and re-recorded in instrument number 20011005-0108401, Register's Office for Davidson County, Tennessee.

Property description is taken from former deeds without benefit of a survey.

Exhibit A-continued

* A tract of land in the 25th Civil District of Wilson County, Tennessee, and the 1st District of Rutherford County, Tennessee, being described in part by a survey of the Stanley Dodson-Alford Mitchell Farm by L.C. Petty, dated May 16, 1974, and being the westerly portion of said farm. Said tract begins at a point marked by an iron pin in the center line of the Old County Road, being the southwesterly corner of the Stanley-Dodson-Alford Mitchell Farm plat as of record in Plat Book 12, page 30, Register's Office for Wilson County, Tennessee; thence with the westerly line of said farm and along the easterly margin of an old county road, N. 5 deg. east 775.2 feet to an iron pin on the easterly margin of said road; thence N 4° 45" east 363 feet to an iron pin at the northwesterly corner of said Stanley Dodson-Alford Mitchell Farm, a plat of which is of record in Plat Book 12, page 30. Register's office of Wilson County, Tennessee; thence with the northerly margin of said farm line S 85° 30' east 313 feet to a point marked by an iron pin; thence leaving said northerly line of said farm as shown on said plat S 4° 58' east 1143 feet, more or less, to a point in the centerline of said Old County Road; thence with the center line of said old county road, N. 85° 43' west 489 feet, more or less to the point of begininning.

Grantors also convey unto grantee herein a right of way for ingress and egress and for such utilities as may be necessary to serve the premises, 50 feet in width in over and through the remaining lands of grantors.