WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/17/03 13:34 2pgs
Fees:13.00 Taxes:454.73

20030717-0100498

My Commission Expires Jan. 25, 2006

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $122,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF JULY, 2003.

Notary Public JEFF FARRIS

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENNESSEE

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
Sandra K. Starling	Wilson Bank & Trust	Map 95-08, 159.00
(NAME) 2520 David Court	(NAME) 4736 Andrew Jackson Parkway	
(ADDRESS) Nashville, TN 37214	(ADDRESS) Hermitage Tennessee 37076	
(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, Harry F Bacon JR and Cheryl B Prouty , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sandra K. Starling, unmarried , 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. 58 on the Plan of Woodberry Park, as of record in Plat Book 2133, Pages 117, 118 and 119, Register's Office for Davidson County, Tennessee.

Said Lot No. 58 is described as beginning at a point in the northeast margin of David Court at the corner of Lots 57 and 58; thence with the line between said lots, northeastwardly 206.6 feet to a point in the south line of Lot 56; thence with the line between Lots 56 and 58, eastwardly 17.7 feet to a point; thence south 27 deg. 42 min. east 126.3 feet to a point, the common rear corner of Lots 58 and 60; thence with the line between said lots 58 and 60, southwestwardly 119.8 feet to a point in the northeast margin of David Court; thence with the margin of the same, and the curve of the same, 108.6 feet to the point of beginning.

Being the same property conveyed to Harry F Bacon and wife, Alba G. Bacon by deed from A & C Homes, Inc. of record in Deed Book 2451, page 207, Register's Office for said County. Harry F Bacon now being deceased.

The Grantors herein are devisees and beneficiaries under the Last Will and Testament of Alba Rosa Bacon.

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 2297, page 194, Register's Office for said County.

unimproved ☐

This is improved ☒ property, known as 2520 David Court, 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.

Witness my/our hand(s) this 15th day of July, 2003.

Harry F. Bacon, Jr.
Harry F Bacon JR By Cheryl B. Prouty Attorney in fact

Cheryl B. Prouty
Cheryl B Prouty

STATE of Tennessee
COUNTY of ~~Davidson~~ Wilson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Cheryl B Prouty 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 7/15/2003

My Commission Expires:_____

My Commission Expires Jan. 25, 2006

Notary Public

JEFF FARRIS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENNESSEE

STATE OF TN
COUNTY OF Wilson

On this the 15 day of July, 2003, before me personally appeared Cheryl Bacon Prouty, 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 Harry F. Bacon JR., and who acknowledged that he executed the same as the free act and deed of the said Harry F. Bacon, JR. by virtue of that Power of Attorney, duly executed by the said Harry F. Bacon, JR and appearing of record in Book X, page _____, of Register's Office of _____ County, _____.

Witness my hand and official seal at MT Juliet Tennessee, this 15 day of July, 2003.

My Commission Expires: _____

Notary Public

JEFF FARRIS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENNESSEE

X20030717-0100497

File Number2306887

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

My Commission Expires Jan. 25, 2006