WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $212,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JULY, 2003.

Notary Public

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

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

Davidson County DEEDWARR
Recvd: 08/06/03 17:11 2pgs
Fees:13.00 Taxes:786.25

20030806-0112197

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark Stephen Quinn	National Bank of Commerce	Map 97
(NAME) 4904 John Hager Road	(NAME) 1691 North Mt. Juliet Road	Group 16-O-A
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Mt. Juliet Tennessee 37122	Parcel 37
(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, Wallace F. Cathey Sr. and Wife, Darlene G. Cathey , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mark Stephen Quinn and Wife, Michelle Quinn , 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. 90 on the First Revision The Peninsula, Phase One, as shown by plat of record in Plat Book 9700, page 8, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Wallace F. Cathey Sr. and Wife, Darlene G. Cathey by deed from Frank Batson Homes, Inc. of record in Deed Book 10313, page 392, Register's Office for said County.

Deed of Conveyance of record in Book 10693, Page 726, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Deed Book 9654, page 693, and Book 9977, Page 359, Register's Office for said County.

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

unimproved ☐

This is improved ☒ property, known as 4904 John Hager Road, Hermitage, TN 37076

(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 31st day of July, 2003.

Wallace F. Cathey Sr.

Darlene G. Cathey

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 Wallace F. Cathey Sr. and Wife, Darlene G. Cathey the bargainor__, 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 7/31/2003

My Commission Expires: 1-23-06

Notary Public

NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

File Number23070936
RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122