WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/21/03 14:34 3pgs
Fees:17.00 Taxes:466.20

20030821-0121663

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $126,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF AUGUST, 2003.

Notary Public

MY COMMISSION EXPIRES: April 10, 2004.
(AFFIX SEAL)

REBECCA HUDSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN. My Commission Expires April 10, 2004

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title of Hendersonville
d/b/a Services Management Co. of Tennessee
181 East Main Street, Suite 3
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Penny Ziska	Countrywide Home Loans of Tennessee, Inc.	MAP 83-15
(NAME) 2815 Noonan Drive	(NAME) 7105 Corporate Drive, PTX-A-195	PARCEL 96
(ADDRESS) Nashville, TN 37206-7206	(ADDRESS) Plano Texas 75024	
(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, George M. Sensing and Wife, Mary N. Sensing , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Penny Ziska , 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 the 15th Civil District of Davidson County, Tennessee, being Lot No. 111 on the Plan of Fortland Park, Section 1, as of record in Plat Book 2663, Page 61, Register's Office for Davidson County, Tennessee.

SAID Lot No. 111 begins at a point in the southerly margin of Noonan Drive, the common corner of Lots 111 and 112; thence southeasterly along the line between said two lots, 187 feet to a point; thence southwesterly 56.1 feet to the point, the common corner of lots 111, 28, 27 and 163; thence northwesterly along the line between Lots Nos. 111 and 28, 94.6 feet to a point, the common corner of Lots 111, 28 and 29; thence northerly along the line between Lots Nos. 111 and 29, 115 feet to a point in

Continued on next page.

Being the same property conveyed to George M. Sensing and Wife, Mary N. Sensing by Warranty Deed dated August 25, 1992 from Donald S. Semeniuk and wife, C. Annette Semeniuk of record in Book 8713, Page 475, Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☒ property, known as 2815 Noonan Drive, Nashville, TN 37206-7206
(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 20th day of August, 2003.

George M Sensing
George M. Sensing

Mary N Sensing
Mary N. Sensing

STATE of Tennessee
COUNTY of Sumner

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named George M. Sensing and Wife, Mary N. Sensing, 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 22nd day of August, 2003.

My Commission Expires:_____

Rebecca Hudson
Notary Public

REBECCA HUDSON
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN.
My Commission Expires April 10, 2004

File Number23070154
RETURN TO:
Cumberland Title of Hendersonville
d/b/a Services Management Co. of Tennessee
181 East Main Street, Suite 3
Hendersonville, TN 37075

Continuation of Legal

the southerly margin of Noonan Drive; thence along the margin of said Drive, northwesterly 4.2 feet to a point, and continuing with the margin of said Drive, northeasterly 70.83 feet to the point of beginning.