WARRANTY DEED

456.77
13.00
469.77

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $123,450

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF AUGUST, 2003.

Notary Public

MY COMMISSION EXPIRES: 10-22-05

(AFFIX SEAL)

R. ALLISON III NOTARY PUBLIC AT LARGE HENRY DAVIDSON COUNTY TENN

Davidson County DEEDWARR
Recvd: 08/21/03 15:27 2pgs
Fees:13.00 Taxes:456.77

20030821-0121751

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
Paul D. Simmons	Paul D. Simmons	Map 62-02,A, 333.00
(NAME) 3132 Barksdale Harbor Dr.	(NAME) Same	
(ADDRESS) Nashville, TN 37214	(ADDRESS)	
(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, Cain Properties, Inc. , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Paul D. Simmons , 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. 305 on the Plan of River Trace Estates,Phase Two, Section Six as shown by plat of record in Plat Instrument # 200106050088138, 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 Cain Properties, Inc. by deed from Pennington Mills, LLC. of record in Instrument # 200210160127105, 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 6851, page 370, 6982-747, 200111260128569, Register's Office for said County.

Plat sets out By-Laws as shown of record in Deed Book 6851, Page 390, Register's Office for said County.

Charter of Homeowner's Association as shown of record in Book 1163, Page 341, 2002-83, 3959-595, 6583-698, 7030-798, Register's Office for said County.

unimproved ☐

This is improved ☒ property, known as 3132 Barksdale Harbor Dr., 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 our hands this 11th day of August, 2003.

Cain Properties, Inc.

By: _____

Attest: _____

STATE OF Tennessee
COUNTY OF Wilson

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Robert P. Cain, III with whom I am personally acquainted and who upon his oath acknowledged Himself to be the President of Cain Properties, Inc. the within named bargainer, a corporation, and that, Robert P. Cain, III as such President, being authorized to do executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by Robert P. Cain, III as such President

Witness my hand and official seal this 8/11/2003

My Commission Expires: 6/9/07

Notary Public

MANDY ALSUP
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.

File Number23070315
RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122