cll

WARRANTY DEED

L. CAUSEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $158,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF MARCH, 2003.

Notary Public

MY COMMISSION EXPIRES: 5-28-2003
(AFFIX SEAL)

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

Davidson County DEEDWARR
Recvd: 09/11/03 11:01 2pgs
Fees:13.00 Taxes:585.45
20030911-0133308

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Anderson	James Anderson	Map 063
(NAME) 4533 South Trace Boulevard	(NAME) Same	Group 12-0
(ADDRESS) Old Hickory, TN 37138	(ADDRESS)	Parcel 35.00
(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 E. Margrave and Wife, Katherine H. Margrave** , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James Anderson and Wife, Sherri Anderson , 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. 34 of the Resubdivision of Lots 34 and 35, Southfork, Section Two, as of record in Plat Book 8250, Page 89 which revises and amends Plat Book 6250, Page 386, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Harry E. Margrave and Wife, Katherine H. Margrave by deed from Ronald E. Hyndman and wife Georgie D. Hyndman of record in Deed Book 8578, page 273, Register's Office for said County.

Storm Water Detention Agreement of record in Book 6504, Page 406, and Book 6566, Page 208, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Deed Book 6906, page 733, and Book 8291, Page 955, and Book 6790, Page 998, Register's Office for said County.

unimproved ☐

This is improved ☒ property, known as 4533 South Trace Boulevard, Old Hickory, TN 37138
(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 14th day of March, 2003.

Harry E. Margrave by Cyrus Margrave Attorney in fact

Katherine H. Margrave by George Margrave - Attorney in fact

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 Harry E. Margrave the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 3/14/2003

My Commission Expires:_____ _____ Notary Public

STATE OF Tennessee
COUNTY OF Wilson

On this the 14th day of March, 2003, before me personally appeared George Margrave, 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 Katherine H. Margrave, and who acknowledged that he executed the same as the free act and deed of the said Katherine H. Margrave by virtue of that Power of Attorney, duly executed by the said Katherine H. Margrave and appearing of record in Instrument Number _____, of Register's Office of * County, Tennessee.

* Davidson

Witness my hand and official seal this 14th day of March, 2003.

My Commission Expires: 5-28-2003

Wendy L Causey
Notary Public

WENDY L. CAUSEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

State of Tennessee
County of Wilson

On this 14th day of March, 2003, before me personally appeared George Margrave, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed to foregoing instrument on behalf of Harry E. Margrave, and who acknowledged that he executed the same as the free act and deed of the said Harry E. Margrave by virtue of that Power of Attorney, duly executed by the said Harry E. Margrave and appearing of record in Instrument Number 20030911-0133306, of Register's Office for Davidosn County, Tennessee.

File Number2302403
RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

Witness my hand and official seal this 14th day of March, 2003.

My commission expires: May 28, 2003

Wendy L Causey
Notary Public

WENDY L. CAUSEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.