Davidson County DEEDWARR
Recvd: 09/29/03 10:37 2pgs
Fees:13.00 Taxes:333.00
20030929-0143313

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00

Christopher Shane Walden
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF SEPTEMBER, 2003.

Notary Public

MY COMMISSION EXPIRES: 1-23-06
(AFFIX SEAL)

WILSON COUNTY NOTARY PUBLIC AT LARGE

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
Christopher Shane Walden	Christopher Shane Walden	Map 75.09
(NAME) 243 Bonnalynn Drive	(NAME) Same	Parcel 80.00
(ADDRESS) Hermitage, TN 37076	(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, James David Carter and Wife, Polly Ann Carter , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Christopher Shane Walden, An Unmarried Person , 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. 206 on the Plan of Hermitage Hills, Section 2, as of record in Plat Book 2900, Page 112, Register's Office for Davidson County, Tennessee.

Said Lot No. 206 fronts 80.0 feet on the northeasterly side of Bonnalynn Drive and extends back between lines, 143.5 feet on the northwesterly line and 145.0 feet on the southeasterly line, to a dead line in the rear on which it measures 78.7 feet.

Being the same property conveyed to James David Carter and Wife, Polly Ann Carter by deed from Violet S. Carpenter, a widow of record in Deed Book 8485, page 818, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Deed Book 3096, page 5, 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 243 Bonnalynn Drive, 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 25th day of September, 2003.

James David Carter

Polly Ann Carter

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 James David Carter and Wife, Polly Ann Carter 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 9/25/2003

My Commission Expires: 1-23-06

Notary Public

NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.

File Number23080689
RETURN TO:
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13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122