WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $86,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF OCTOBER, 2003.

Notary Public

MY COMMISSION EXPIRES: 1-23-06

(AFFIX SEAL)

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

Davidson County DEEDWARR
Recvd: 10/17/03 12:16 2pgs
Fees:13.00 Taxes:314.50

20031017-0154049

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Scott	John Scott	Map 75-10
(NAME) 579 Lakeshore Drive	(NAME) same	Parcel 89.00
(ADDRESS) Old Hickory, TN 37138	(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, Gerald D. Williams and wife Doris L. Williams , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John Scott and Wife, Francine Scott , 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 on the Plan of Hermitage Estates, as of record in Plat Book 3300, Pages 70 and 71 as corrected in instrument of record in Book 3406, page 493, Register's Office for Davidson County, Tennessee.

Beginning at a point in the northeasterly margin of Tyler Drive at the common corner of Lots Nos. 34 and 61; thence the with margin of said Drive, northwesterly 95.5 feet to a point in the beginning of a curve; thence around said curve northwesterly 62.8 feet to a point in the southeasterly margin of Luree Lane; thence with the margin of same northeasterly 77.7 feet to the common corner of Lots 34 and 35; thence with the line between said lots southeasterly 122 feet to the corner of Lot 61 on said plan; thence with the line between lots 34 and 61 southwesterly 114.25 feet to the point of beginning.

Being the same property conveyed to Gerald D. Williams by Quit Claim deed from Patricia A. Williams of record in Deed Book 6831, page 385, and by deed of record in Book 4969, Page 848, Register's Office for said County.

The said Gerald D. Williams having since married is joined in this conveyance by his wife Doris L. Williams.

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

unimproved ☐

This is improved ☒ property, known as 201 Tyler 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 17th day of October, 2003.

Gerald D. Williams

Doris L. Williams

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 Gerald D. Williams and Doris L. Williams 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 10/17/2003

My Commission Expires: 1-23-06

Notary Public

TRACEY TRUE NOTARY PUBLIC WILSON

File Number23100187
RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122