WARRANTY DEED

2003-1193

Davidson County DEEDWARR
Recvd: 12/11/03 10:40 2pgs
Fees:13.00 Taxes:780.70

20031211-0177678

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $211,000.00

Sherri Rhodes
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF NOVEMBER, 2003.

Notary Public

MY COMMISSION EXPIRES: February 28, 2005
(AFFIX SEAL)

BONNIE FREEMAN NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
TENNESSEE TITLE & TRUST, INC.
P. O. Box 1826, Hendersonville, TN 37077-1826

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hadley M. Hurford Jr.	Hadley M. Hurford Jr.	17 - 295.00
(NAME)	(NAME)	
5877 Lickton Pike	5877 Lickton Pike	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Goodlettsville, TN 37072	
(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, ***Jack D. Ashworth and wife, Linda M. Ashworth***, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ***Hadley M. Hurford, Jr. and wife, Peggy A. Manno-Hurford***, 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 Davidson County, State of Tennessee, described as follows:
Situated in Davidson County, Tennessee, being Lot No. 4 on the Plan of Overton Hills Subdivision of record in Plat Book 6900 at page 464, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jack d. Ashworth and wife, Linda M. Ashworth by deed of record in record Book 10979 at page 171, Register's Office for Davidson County, Tennessee.

This lot is conveyed subject to a 20-foot easement for ingress and egress as shown on the plan of Overton Hills subdivision of record in Plat book 6900 at page 464, Register's Office for Davidson county, Tennessee. It is agreed by the Grantees herein, their successors, heirs and assigns, as evidenced by their signature hereinafter subscribed to the following terms and conditions:

1. It will be the responsibility of the owners of Lots 2, 3, 4, 5 and 6 as set out in said Plat to maintain and/or improve said ingress and egress easement based upon the will of a majority of the owners of the lots in said subdivision.

2. Each lot owner agrees to pay their pro-rata share for said maintenance or improvement based upon each owner having a one-fifth interest; therefore, responsible for one-fifth of the cost of the maintenance or improvement.

3. This agreement shall also extend to the maintenance of the three hundred fifteen (315) foot minimum sight clearance in either direction at the entrance of said ingress and egress unto Lickton Pike as set out in said recorded Plan.

4. This agreement shall be perpetual in nature and shall be binding upon the grantees, their successors heirs or assigns.

This lot is also subject to an Overflow Easement for Lot 3 as shown on the Plan of Overton Hills Subdivision of record in Plat book 6900 at page 464, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 5877 Lickton Pike, Goodlettsville, TN 37072

(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 28th day of November, 2003.

Hadley M. Hurford, Jr.

Peggy A. Manno-Hurford

Jack D. Ashworth

Linda M. Ashworth

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, Jack d. Ashworth and Linda M. Ashworth, the within named bargainor/s, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at Hendersonville, Tennessee, this 28th, day of November, 2003.

Notary Public

DORIS A. FREEMAN
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENNESSEE

My Commission Expires:
2-28-05

STATE OF ~~TENNESS~~SEE MI
COUNTY OF ~~SUMNE~~R Oakland

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, Hadley M. Hurford, Jr. and Peggy a. Manno-Hurford, the within named bargainor/s, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at Hendersonville, Tennessee, this 28th, day of November, 2003.

Notary Public Judi A. Cavanaugh

seal

JUDI A. CAVANAUGH
Notary Public, Oakland County, MI
My Commission Expires Aug. 7, 2007

My Commission Expires:
08-07-07

NOTARY PUBLIC OAKLAND COUNTY, MICHIGAN