WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/12/03 14:29 2pgs
Fees:13.00 Taxes:296.00

20031212-0178505

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00

Tammy S. Morrow
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF NOVEMBER, 2003.

Susan Finch
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)
NOTARY PUBLIC AT LARGE
MAURY COUNTY, TENN. EXP. 03-22-2005

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
216 Centerview Drive
Suite 139
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jim Wilkins	Jim Wilkins	53-13-96.00
(NAME) 613 Brentmeadow Circle	(NAME) 2680 Joe Reeves Rd	
(ADDRESS) Madison, TN 37115	(ADDRESS) Lewisburg TN 37091	
(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, Charles T. Bond, unmarried , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jim Wilkins and Wife, Philipa Reed-Wilkins , 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, Tennessee, being Lot No. 29-A, Zone Lot Division of Lot 29, Kimbolton Subdivision, Phase I, of record in Plat Book 6900, Pages 276, 277 and 278, Zone Lot in Book 6900, Page 962, amended in Book 7577, Page 553, Register's Office for Davidson County, Tennessee.

Said Lot No. 29-A, fronts a total of 61.91 feet on the southeasterly side of Brentmeadow Circle, and runs back 200.42 feet on the northeasterly lot line and a total of 198.76 feet on the southwesterly lot line to a line in the rear which measures 20.00 feet thereon.

Being the same property conveyed to Charles T. Bond, unmarried by deed from Phillips Builders, Inc. of record in Deed Book 7963, page 942, 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 613 Brentmeadow Circle, Madison, TN 37115

(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 24th day of November, 2003.

Charles T. Bond by Paul Ross Attorney in Fact

State of Tennessee
County of Williamson

On this the 24th day of November, 2003, before me, Jeff Farris, the undersigned officer, personally appeared Paul Ross, known to me (or satisfactorily proven) to be the person whose name is subscribed as attorney in fact for Charles T. Bond, and acknowledged that he/she executed the same as the act of his/her principal for the purposes therein contained.

In witness whereof I hereunto set my hand and official seal.

My Commission Expires: _____

My Commission Expires Jan. 25, 2006

Notary Public

JEFF FARRIS
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENNESSEE

File Number23110227
RETURN TO:
Cumberland Title Company
216 Centerview Drive
Suite 139
Brentwood, TN 37027